Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Ranleigh Rise, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,390,000

Median sale price

Median price $1,388,500 Property Type House Suburb Templestowe Lower

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Crawford Rd TEMPLESTOWE LOWER 3107	$1,300,000	02/08/2025
2	21 Bryson Gr TEMPLESTOWE LOWER 3107	$1,305,000	19/07/2025
3	20 Blue Gum Cl TEMPLESTOWE LOWER 3107	$1,201,000	10/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/08/2025 12:15

3 Ranleigh Rise, Templestowe Lower Vic 3107

BARRYPLANT

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au



3 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,390,000
Median House Price
June quarter 2025: $1,388,500

Comparable Properties



8 Crawford Rd TEMPLESTOWE LOWER 3107 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



21 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



20 Blue Gum Cl TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,201,000
Method: Private Sale
Date: 10/07/2025
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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