

# 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

15 Ranleigh Rise, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 31/12/2024 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	39 Mclachlan St TEMPLESTOWE 3106	\$2,150,000	25/01/2025
2	13 Madeleine St DONCASTER 3108	\$2,220,000	27/10/2024
3			

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: 07/03/2025 12:41



 4
  2
  2

**Property Type:** House (Res)

**Land Size:** 748 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2024: \$1,310,000

## Comparable Properties



**39 Mclachlan St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

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  2

**Price:** \$2,150,000

**Method:** Auction Sale

**Date:** 25/01/2025

**Property Type:** House

**Land Size:** 832 sqm approx



**13 Madeleine St DONCASTER 3108 (REI/VG)**

Agent Comments

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  2

**Price:** \$2,220,000

**Method:** Auction Sale

**Date:** 27/10/2024

**Property Type:** House (Res)

**Land Size:** 742 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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