

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

354 Porter Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,095,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2025

to

30/06/2026

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	1 Warrick Gr TEMPLESTOWE 3106	\$1,900,000	23/05/2026
2	9 Glen Orchard CI TEMPLESTOWE 3106	\$1,930,000	14/03/2026
3	11 Johns Gr DONCASTER EAST 3109	\$2,038,000	06/02/2026

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:

11/07/2026 17:08



4
 3
 6

Property Type: House
Land Size: 1200 sqm approx
Agent Comments

Indicative Selling Price

\$2,095,000

Median House Price

Year ending June 2026: \$1,600,000

Comparable Properties



1 Warrick Gr TEMPLESTOWE 3106 (REI)

Agent Comments

4
 2
 2

Price: \$1,900,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 1013 sqm approx



9 Glen Orchard CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4
 2
 3

Price: \$1,930,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 862 sqm approx



11 Johns Gr DONCASTER EAST 3109 (REI/VG)

Agent Comments

5
 2
 2

Price: \$2,038,000
Method: Sold Before Auction
Date: 06/02/2026
Property Type: House (Res)
Land Size: 660 sqm approx