

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

4/252 Williamsons Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$988,000

Property Type

Unit

Suburb

Templestowe

Period - From

22/07/2025

to

21/07/2026

Source

Property Data

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	92 Harvest Ct DONCASTER 3108	\$765,000	02/04/2026
2	3c Henry St DONCASTER 3108	\$750,000	16/03/2026
3	9/2 Foote St TEMPLESTOWE LOWER 3107	\$790,000	04/03/2026

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:

22/07/2026 11:06



2 1 1

Property Type: Strata Unit/Flat

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

22/07/2025 - 21/07/2026: \$988,000

Comparable Properties



92 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

3 2 1

Price: \$765,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Single)



3c Henry St DONCASTER 3108 (VG)

Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 16/03/2026

Property Type: Flat/Unit/Apartment (Res)

9/2 Foote St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

2 - -

Price: \$790,000

Method: Sale

Date: 04/03/2026

Property Type: Strata Unit/Flat

Account - McGrath Blackburn | P: 0398771277