

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

&

\$780,000

Median sale price

Median price

\$996,888

Property Type

Unit

Suburb

Templestowe

Period - From

22/09/2025

to

21/09/2026

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			
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:

22/09/2026 13:52

Janelle Gu
03 9877 1277
0432 800 031
janellegu@mcgrath.com.au



2 1

Rooms: 1
Property Type:
Land Size: 247 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$780,000
Median Unit Price
22/09/2025 - 21/09/2026: \$996,888

Comparable Properties



92 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

3 2 1

Price: \$765,000
Method: Private Sale
Date: 02/04/2026
Property Type: Townhouse (Single)

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.