## 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	6 Birchgrove Crescent, Templestowe Vic 3106
Including suburb and	,
postcode	

#### Indicative selling price

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

Range between \$1,400,000 & \$1,450,000	Range between	\$1,400,000	&	\$1,450,000
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#### Median sale price

Median price	\$1,665,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	17 Loxley Ct DONCASTER EAST 3109	\$1,520,000	30/08/2025
2	4 Newlyn CI TEMPLESTOWE 3106	\$1,570,000	05/06/2025
3	91 The Grange TEMPLESTOWE 3106	\$1,505,000	16/05/2025

#### OR

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

This Statement of Information was prepared on:	15/11/2025 14:37







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Property Type: House Land Size: 689 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,400,000 - \$1,450,000 Median House Price

Year ending September 2025: \$1,665,000

## Comparable Properties



17 Loxley Ct DONCASTER EAST 3109 (REI/VG)

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Agent Comments

Agent Comments

**Price:** \$1,520,000 **Method:** Auction Sale **Date:** 30/08/2025

**Property Type:** House (Res) **Land Size:** 749 sqm approx



4 Newlyn CI TEMPLESTOWE 3106 (REI/VG)



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Agent Comments

Price: \$1,570,000

Method: Sold Before Auction

Date: 05/06/2025 Property Type: House Land Size: 689 sqm approx

91 The Grange TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,505,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: House (Res) Land Size: 651 sqm approx

Account - VICPROP | P: 03 8888 1011





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