

# 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 6 Birchgrove Crescent, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

### Median sale price

Median price \$1,665,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/01/2026 09:40



4 2 2

**Property Type:** House  
**Land Size:** 689 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,400,000  
**Median House Price**  
Year ending September 2025: \$1,665,000

## Comparable Properties



17 Loxley Ct DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

4 2 2

**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)

[Agent Comments](#)

4 2 2

**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)

[Agent Comments](#)

4 2 2

**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