

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

7 Athenry Terrace, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2025

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	1 Louisa PI TEMPLESTOWE 3106	\$1,485,000	05/10/2025
2	4 Glendarragh Rd TEMPLESTOWE 3106	\$1,500,000	17/09/2025
3	12 Glenvill Ct TEMPLESTOWE 3106	\$1,621,500	23/08/2025

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:

29/10/2025 19:34

 5  2  2

Property Type: House
Land Size: 835sqm approx. sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
September quarter 2025: \$1,600,000

Comparable Properties



1 Louisa PI TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,485,000
Method: Private Sale
Date: 05/10/2025
Property Type: House
Land Size: 868 sqm approx



4 Glendarragh Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 738 sqm approx



12 Glenville Ct TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 5  2  2

Price: \$1,621,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 780 sqm approx