

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

9 Glen Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$1,694,500

Property Type

House

Suburb

Templestowe

Period - From

27/10/2024

to

26/10/2025

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	6 Hakea St TEMPLESTOWE 3106	\$1,750,000	12/09/2025
2	49 The Grange TEMPLESTOWE 3106	\$1,701,000	19/07/2025
3	30 Birchgrove Cr TEMPLESTOWE 3106	\$1,750,000	19/07/2025

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:

27/10/2025 10:37

9 Glen Court, Templestowe Vic 3106



4 2 2

Property Type: House (Res)
Land Size: 1013 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
27/10/2024 - 26/10/2025: \$1,694,500

Comparable Properties



6 Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,750,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: House (Res)
Land Size: 362 sqm approx



49 The Grange TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 - 2

Price: \$1,701,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 905 sqm approx



30 Birchgrove Cr TEMPLESTOWE 3106 (REI)

Agent Comments

6 4 2

Price: \$1,750,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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