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	100 Greenridge Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,750,000 Property Type House Suburb Templestowe

Period - From 01/10/2025 to 31/12/2025 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	103 The Grange TEMPLESTOWE 3106	$1,413,000	13/12/2025
2	6 Tracey St DONCASTER EAST 3109	$1,791,000	30/08/2025
3	8 Amberwood Ct TEMPLESTOWE 3106	$1,480,000	09/08/2025

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: 28/01/2026 16:46

100 Greenridge Avenue, Templestowe Vic 3106

BARRYPLANT



4 3 3

Property Type: House
Land Size: 830 SQM APPROX
Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2025: $1,750,000

Comparable Properties



103 The Grange TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,413,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)

Agent Comments



6 Tracey St DONCASTER EAST 3109 (REI/VG)

4 3 3

Price: $1,791,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



8 Amberwood Ct TEMPLESTOWE 3106 (REI/VG)

4 3 4

Price: $1,480,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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