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	1 Warrick Grove, Templestowe Vic 3106

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,627,500 Property Type House Suburb Templestowe

Period - From 01/04/2025 to 31/03/2026 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	152 King St DONCASTER EAST 3109	$1,700,000	22/03/2026
2	21 Carlton Ct TEMPLESTOWE 3106	$1,814,000	27/11/2025
3			

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: 13/05/2026 12:40

1 Warrick Grove, Templestowe Vic 3106

JellisCraig

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 1013 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending March 2026: $1,627,500

Comparable Properties



152 King St DONCASTER EAST 3109 (REI/VG)

5 2 3

Price: $1,700,000
Method: Private Sale
Date: 22/03/2026
Property Type: House
Land Size: 784 sqm approx

Agent Comments



21 Carlton Ct TEMPLESTOWE 3106 (REI/VG)

4 2 3

Price: $1,814,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 897 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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