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	3 Winifred Court, Templestowe Vic 3106

Indicative selling price

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

Range between $2,950,000 & $3,200,000

Median sale price

Median price $1,573,750 Property Type House Suburb Templestowe

Period - From 01/01/2026 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	323 Church Rd TEMPLESTOWE 3106	$2,935,000	05/03/2026
2			
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: 25/05/2026 15:08

3 Winifred Court, Templestowe Vic 3106

George Pangalos
8841 4888
0430 060 123
georgepangalos@jelliscraig.com.au



4 3 4

Property Type: House
Land Size: 4001 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000 - $3,200,000
Median House Price
March quarter 2026: $1,573,750

Comparable Properties



323 Church Rd TEMPLESTOWE 3106 (REI)

3 1 2

Price: $2,935,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)
Land Size: 3538 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.

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