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	3A Glenvill Court, Templestowe Vic 3106

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	5 Refuge Cl DONCASTER EAST 3109	$1,361,888	16/05/2026
2	7 Gum Ridge Cl TEMPLESTOWE 3106	$1,410,000	07/03/2026
3	314 Serpells Rd TEMPLESTOWE 3106	$1,460,000	30/05/2026

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: 05/06/2026 11:07

3A Glenvill Court, Templestowe Vic 3106

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5 3 2

Property Type: House
Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
March quarter 2026: $1,573,750

Comparable Properties



5 Refuge Cl DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,361,888
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



7 Gum Ridge Cl TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,410,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)

Agent Comments



314 Serpells Rd TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,460,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments

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