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 Strand Court, Templestowe Vic 3106

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,600,000 Property Type House Suburb Templestowe

Period - From 21/07/2025 to 20/07/2026 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	56 Tuckers Rd TEMPLESTOWE 3106	$1,789,000	17/07/2026
2	1 Warrick Gr TEMPLESTOWE 3106	$1,900,000	23/05/2026
3	52 Huntingfield Dr DONCASTER EAST 3109	$1,880,000	16/05/2026

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: 21/07/2026 11:39

3 Strand Court, Templestowe Vic 3106

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4 2 2

Property Type: House
Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
21/07/2025 - 20/07/2026: $1,600,000

Comparable Properties



56 Tuckers Rd TEMPLESTOWE 3106 (REI)

5 2 3

Price: $1,789,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: House (Res)
Land Size: 842 sqm approx

Agent Comments



1 Warrick Gr TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,900,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 1013 sqm approx

Agent Comments



52 Huntingfield Dr DONCASTER EAST 3109 (REI)

5 2 2

Price: $1,880,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000

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