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	95 THE GRANGE TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,600,000	&	$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,697,500	Property type	House	Suburb	Templestowe
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
9 SAMANTHA COURT TEMPLESTOWE VIC 3106	$1,645,000	06-Mar-25
3 BROWNING DRIVE TEMPLESTOWE VIC 3106	$1,640,000	10-Dec-24
15 DARNLEY DRIVE TEMPLESTOWE VIC 3106	$1,700,000	11-Mar-25

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 6 months.~~

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McGrath
Maggie Sun
P 03 9889 8800
M 0425790930
E maggiesun@mcgrath.com.au



9 SAMANTHA COURT TEMPLESTOWE VIC 3106

4 3 3

Sold Price RS $1,645,000 Sold Date 06-Mar-25

Distance 0.2km



3 BROWNING DRIVE TEMPLESTOWE VIC 3106

4 3 2

Sold Price $1,640,000 Sold Date 10-Dec-24

Distance 1.13km



15 DARNLEY DRIVE TEMPLESTOWE VIC 3106

5 3 2

Sold Price RS $1,700,000 UN Sold Date 11-Mar-25

Distance 1.26km

RS = Recent sale **UN** = Undisclosed Sale

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