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	4 Bantry Grove, Templestowe Vic 3106

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

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

Period - From 01/07/2025 to 30/09/2025 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	25 Tidcombe Cr DONCASTER EAST 3109	$1,552,000	02/08/2025
2	27 Ashton Rise DONCASTER EAST 3109	$1,400,000	30/06/2025
3	11 Pine Lodge Ct TEMPLESTOWE 3106	$1,488,000	20/05/2025

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: 07/10/2025 16:17

4 Bantry Grove, Templestowe Vic 3106

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



4 2 5

Property Type: House
Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
September quarter 2025: $1,600,000

Comparable Properties



25 Tidcombe Cr DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,552,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



27 Ashton Rise DONCASTER EAST 3109 (REI/VG)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



11 Pine Lodge Ct TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,488,000
Method: Sold Before Auction
Date: 20/05/2025
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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