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	5 Beale Court, Templestowe Vic 3106

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $1,694,500 Property Type House Suburb Templestowe

Period - From 05/11/2024 to 04/11/2025 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	5 Adella Pl TEMPLESTOWE 3106	$1,568,000	30/08/2025
2	49 The Grange TEMPLESTOWE 3106	$1,701,000	19/07/2025
3	27 Mandella St TEMPLESTOWE 3106	$1,605,000	12/07/2025

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: 05/11/2025 11:04

5 Beale Court, Templestowe Vic 3106

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



6 2 4

Property Type: House
Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,700,000
Median House Price
05/11/2024 - 04/11/2025: $1,694,500

Comparable Properties



5 Adella Pl TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,568,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 821 sqm approx

Agent Comments



49 The Grange TEMPLESTOWE 3106 (REI/VG)

4 - 2

Price: $1,701,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 905 sqm approx

Agent Comments



27 Mandella St TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,605,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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