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	6A Glenvill Court, Templestowe Vic 3106

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $1,750,000 Property Type House Suburb Templestowe

Period - From 01/10/2025 to 31/12/2025 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	17 Sheoak Cr DONCASTER EAST 3109	$969,500	25/11/2025
2	3/508 Blackburn Rd DONCASTER EAST 3109	$990,000	12/09/2025
3	56a Matisse Dr TEMPLESTOWE 3106	$1,095,000	13/08/2025

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: 16/01/2026 14:41

6A Glenvill Court, Templestowe Vic 3106

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3 2 1

Property Type: Townhouse
Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
December quarter 2025: $1,750,000

Comparable Properties



17 Sheoak Cr DONCASTER EAST 3109 (REI)

3 2 3

Price: $969,500
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Res)

Agent Comments



3/508 Blackburn Rd DONCASTER EAST 3109 (REI)

3 2 1

Price: $990,000
Method: Private Sale
Date: 12/09/2025
Property Type: Townhouse (Single)

Agent Comments



56a Matisse Dr TEMPLESTOWE 3106 (REI/VG)

3 2 2

Price: $1,095,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Single)

Agent Comments

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