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	3/11 Glendale Avenue, Templestowe, Vic 3106

Indicative selling price

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

range between $820,000 & $900,000

Median sale price

Median price $920,000 Property type *Unit* Suburb Templestowe

Period - From 01/03/2025 to 28/02/2026 Source PropTrack

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
1/132 Parker Street, Templestowe, VIC 3106	$875,000	17/11/2025
2/102 Foote Street, Templestowe Lower, VIC 3107	$812,000	06/12/2025
74 Harvest Ct, Doncaster, VIC 3108	$808,000	25/10/2025

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: 24/03/2026