

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 Strand Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,627,500 Property Type House Suburb Templestowe

Period - From 01/04/2025 to 31/03/2026 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	52 Huntingfield Dr DONCASTER EAST 3109	\$1,880,000	16/05/2026
2	12 Thorncombe Wik DONCASTER EAST 3109	\$1,820,000	06/05/2026
3	7 The Priory TEMPLESTOWE 3106	\$1,800,000	16/04/2026

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:

02/07/2026 16:48

William Zhu

03 9842 8000

0402 298 130

william.zhu@harcourts.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2026: \$1,627,500



Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments

Comparable Properties



52 Huntingfield Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 789 sqm approx



12 Thorncombe Wlk DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,820,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: House (Res)

Land Size: 725 sqm approx



7 The Priory TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$1,800,000

Method: Sale

Date: 16/04/2026

Property Type: House (Res)

Land Size: 798 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000