

# 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 37 Beecroft Crescent, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,580,000

### Median sale price

Median price \$1,573,750

Property Type House

Suburb Templestowe

Period - From 01/01/2026

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	10 Greenock PI TEMPLESTOWE 3106	\$1,320,000	14/06/2026
2	10 Merna Dr TEMPLESTOWE 3106	\$1,485,000	27/05/2026
3	27 Niland Rise TEMPLESTOWE 3106	\$1,625,000	18/02/2026

**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 10:10



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**Property Type:** House  
**Land Size:** 968 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,580,000  
**Median House Price**  
 March quarter 2026: \$1,573,750

## Comparable Properties



10 Greenock PI TEMPLESTOWE 3106 (REI)

Agent Comments

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**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 14/06/2026  
**Property Type:** House  
**Land Size:** 876 sqm approx



10 Merna Dr TEMPLESTOWE 3106 (REI)

Agent Comments

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**Price:** \$1,485,000  
**Method:** Sold Before Auction  
**Date:** 27/05/2026  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx



27 Niland Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments

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**Price:** \$1,625,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2026  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx

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