

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 39 Greenridge Avenue, Templestowe Vic 3106
Including suburb and postcode

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price	\$1,650,000	Property Type	Vacant land	Suburb	Templestowe
Period - From	28/01/2025	to	27/01/2026	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		
2		
3		

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:

28/01/2026 10:51

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Indicative Selling Price
\$2,700,000 - \$2,900,000
Median Land Price

28/01/2025 - 27/01/2026: \$1,650,000



Property Type: Land
Land Size: 3091 sqm approx

Agent Comments

Comparable Properties

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.

Account - Jellis Craig | P: 03 8841 4888