

# 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

6 Bronte Rise, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Templestowe

Period - From 01/07/2024

to

30/06/2025

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 | 11 Meadow PI TEMPLESTOWE 3106    | \$1,630,000 | 28/03/2025   |
| 2 | 15 Darnley Dr TEMPLESTOWE 3106   | \$1,700,000 | 11/03/2025   |
| 3 | 9 Martindale PI TEMPLESTOWE 3106 | \$1,765,000 | 05/07/2025   |

**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:

06/08/2025 16:06

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 5  3  2

**Property Type:** House  
**Land Size:** 986 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
Year ending June 2025: \$1,700,000

## Comparable Properties



**11 Meadow PI TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,630,000  
**Method:** Sold Before Auction  
**Date:** 28/03/2025  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**15 Darnley Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 11/03/2025  
**Property Type:** House  
**Land Size:** 706 sqm approx



**9 Martindale PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5  2  4

**Price:** \$1,765,000  
**Method:** Private Sale  
**Date:** 05/07/2025  
**Property Type:** House  
**Land Size:** 927 sqm approx

**Account - Jellis Craig** | P: 03 8841 4888