

# 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

22 Browning Drive, 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

\$2,350,000

&

\$2,550,000

### Median sale price

Median price

\$1,656,000

Property Type

House

Suburb

Templestowe

Period - From

10/04/2025

to

09/04/2026

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	3 Rochelle Ct DONCASTER EAST 3109	\$2,450,000	06/12/2025
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:

10/04/2026 11:36



4   3   2

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1944 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,350,000 - \$2,550,000  
**Median House Price**  
10/04/2025 - 09/04/2026: \$1,656,000

## Comparable Properties



**3 Rochelle Ct DONCASTER EAST 3109 (REI)**

[Agent Comments](#)

5   3   3

**Price:** \$2,450,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 1730 sqm approx

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.