

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

4 Paisley Close, 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	1 Warrick Gr TEMPLESTOWE 3106	\$1,900,000	23/05/2026
2	52 Huntingfield Dr DONCASTER EAST 3109	\$1,880,000	16/05/2026
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:

25/06/2026 12:28



 5
  2
  2

Property Type: House
Land Size: 1156 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 Year ending March 2026: \$1,627,500

Comparable Properties



1 Warrick Gr TEMPLESTOWE 3106 (REI)

Agent Comments

 4
  2
  2

Price: \$1,900,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 1013 sqm approx



52 Huntingfield Dr DONCASTER EAST 3109 (REI)

Agent Comments

 5
  2
  2

Price: \$1,880,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 789 sqm approx



7 The Priory TEMPLESTOWE 3106 (VG)

Agent Comments

 5
  -
  -

Price: \$1,800,000
Method: Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 798 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188