

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

15 Templemore Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

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	39 Schafer Dr DONCASTER EAST 3109	\$1,260,000	13/03/2026
2	30 Clontarf Cr TEMPLESTOWE 3106	\$1,180,000	27/11/2025
3	243 Andersons Creek Rd DONCASTER EAST 3109	\$1,200,000	01/11/2025

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:

28/04/2026 15:40



Property Type: House (Previously Occupied - Detached)

Land Size: 824 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

March quarter 2026: \$1,573,750

Comparable Properties



39 Schafer Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 785 sqm approx



30 Clontarf Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 27/11/2025

Property Type: House

Land Size: 832 sqm approx



243 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 785 sqm approx