

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

27 Aumann Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to

30/06/2026

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	22 Helmsdale Ret TEMPLESTOWE 3106	\$1,450,000	09/02/2026
2	23 Wagon Rd TEMPLESTOWE 3106	\$1,450,000	04/04/2026
3	43 Aumann Dr TEMPLESTOWE 3106	\$1,535,000	07/03/2026

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:

06/07/2026 12:35

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au



 4  3  2

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
Year ending June 2026: \$1,600,000

Comparable Properties



22 Helmsdale Ret TEMPLESTOWE 3106 (VG)

Agent Comments

 4  -  -

Price: \$1,450,000
Method: Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 1266 sqm approx



23 Wagon Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 1006 sqm approx



43 Aumann Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  3

Price: \$1,535,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 866 sqm approx

Account - Jellis Craig | P: 03 8841 4888