

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 Meredith Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	3 Apple Blossom Ct TEMPLESTOWE 3106	\$1,650,000	05/09/2026
2	7 Shakespeare Dr TEMPLESTOWE 3106	\$1,720,000	08/08/2026
3	16 Red Plum Pl DONCASTER EAST 3109	\$1,680,000	20/05/2026

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:

08/09/2026 12:49

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending June 2026: \$1,600,000



5 2 2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



3 Apple Blossom Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 650 sqm approx



7 Shakespeare Dr TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,720,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 797 sqm approx



16 Red Plum Pl DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 3 2

Price: \$1,680,000

Method: Private Sale

Date: 20/05/2026

Property Type: House (Res)

Land Size: 992 sqm approx

Account - Jellis Craig | P: 03 8841 4888