

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

7 Shakespeare Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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	13 Oran Ct DONCASTER EAST 3109	\$1,500,000	27/06/2026
2	4 Greenock PI TEMPLESTOWE 3106	\$1,680,000	02/05/2026
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:

20/07/2026 13:22



4 3 2

Property Type: House

Land Size: 797 sqm approx

Agent Comments

Comparable Properties



13 Oran Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 982 sqm approx



4 Greenock PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

5 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 733 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