

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

1/37 Aumann Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,430,000

Median sale price

Median price

\$1,030,000

 Property Type

Unit

 Suburb

Templestowe

Period - From

01/10/2025

 to

31/12/2025

 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	3/9 Lavia Ct TEMPLESTOWE 3106	\$1,340,000	07/03/2026
2	3/340 Porter St TEMPLESTOWE 3106	\$1,430,000	05/02/2026
3			

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:

12/03/2026 11:12

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

December quarter 2025: \$1,030,000



Property Type:

Agent Comments

Comparable Properties



3/9 Laviah Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Townhouse (Res)



3/340 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 05/02/2026

Property Type: Townhouse (Res)

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.

Account - Harcourts Manningham | P: 03 9842 8000



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