

# 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 43 Aumann Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,621,500 Property Type House Suburb Templestowe

Period - From 01/01/2025 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	1 Louisa PI TEMPLESTOWE 3106	\$1,485,000	05/10/2025
2	4 Glendarragh Rd TEMPLESTOWE 3106	\$1,500,000	17/09/2025
3	5 Adella PI TEMPLESTOWE 3106	\$1,568,000	30/08/2025

**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: 16/02/2026 17:47

Nicole Qiu  
8841 4888  
0422 419 357  
nicoleqiu@jellisrcraig.com.au



4 2 3

**Property Type:** House  
**Land Size:** 866 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
Year ending December 2025: \$1,621,500

## Comparable Properties



1 Louisa PI TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,485,000  
**Method:** Private Sale  
**Date:** 05/10/2025  
**Property Type:** House  
**Land Size:** 868 sqm approx



4 Glendarragh Rd TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 17/09/2025  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx



5 Adella PI TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,568,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** House (Res)  
**Land Size:** 821 sqm approx

Account - Jellis Craig | P: 03 8841 4888