

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

37 Aumann Drive, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse		Or range between	\$1,400,000	&	\$1,540,000
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		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$890,000

Suburb

Templestowe

Period - From

01/07/2025

 to

30/09/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Townhouse	1/7 Tolstoy Ct DONCASTER EAST 3109	\$1,430,000	23/08/2025
	2/11 Gardenview Ct TEMPLESTOWE 3106	\$1,501,000	05/07/2025
	2/1 Woodlea St DONCASTER EAST 3109	\$1,456,000	03/05/2025

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Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

13/10/2025 11:07