

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

15 Rasmussen Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Templestowe

Period - From 01/04/2026

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	323 Church Rd TEMPLESTOWE 3106	\$2,935,000	05/03/2026
2	6-8 St Georges Av TEMPLESTOWE 3106	\$2,260,000	14/02/2026
3	236-238 Porter St TEMPLESTOWE 3106	\$2,210,000	18/12/2025

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:

21/07/2026 12:09



3 2 2

Property Type: House (Res)

Land Size: 4053 sqm approx

Agent Comments

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.

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

June quarter 2026: \$1,495,000

Comparable Properties



323 Church Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 1 2

Price: \$2,935,000

Method: Private Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 3538 sqm approx



6-8 St Georges Av TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$2,260,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 3848 sqm approx



236-238 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 4

Price: \$2,210,000

Method: Private Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 4000 sqm approx

Account - Barry Plant | P: 03 9842 8888