

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

48 Taparoo Road, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,850,000

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	9 Lloyd Ct TEMPLESTOWE 3106	\$1,785,000	22/08/2026
2	7 Shakespeare Dr TEMPLESTOWE 3106	\$1,720,000	08/08/2026
3	12 Thorncombe Wlk DONCASTER EAST 3109	\$1,820,000	06/05/2026

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:

14/09/2026 09:48



 5  2  2

Property Type: House (Res)

Land Size: 824 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000

Median House Price

June quarter 2026: \$1,495,000

Comparable Properties



9 Lloyd Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,785,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Land Size: 699 sqm approx



7 Shakespeare Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,720,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 797 sqm approx



12 Thorncombe Wlk DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,820,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9842 8888