

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

Range between \$1,700,000

&

\$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	7 Shakespeare Dr TEMPLESTOWE 3106	\$1,720,000	08/08/2026
2	21 Oakwood Ct TEMPLESTOWE 3106	\$1,450,000	13/07/2026
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:

17/08/2026 14:55



 5  2  2

Property Type: House
Land Size: 824 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,820,000
Median House Price
 June quarter 2026: \$1,495,000

Comparable Properties



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



21 Oakwood Ct TEMPLESTOWE 3106 (VG)

Agent Comments

 4  -  -

Price: \$1,450,000
Method: Sale
Date: 13/07/2026
Property Type: House (Res)
Land Size: 744 sqm approx



12 Thorncombe Wlk DONCASTER EAST 3109 (REI/VG)

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