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	7 FOREST COURT 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)

~~Single Price~~		or range between	$1,800,000	&	$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,605,000	Property type	House	Suburb	Templestowe
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
7 SHAKESPEARE DRIVE TEMPLESTOWE VIC 3106	$1,720,000	08-Aug-26
3 STRAND COURT TEMPLESTOWE VIC 3106	$1,800,000	01-Aug-26
7 THE PRIORY TEMPLESTOWE VIC 3106	$1,800,000	16-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 20 August 2026