

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 9 Samantha Court, Templestowe

Indicative selling price

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

Single price \$1,665,000

Median sale price

Median price \$1,811,800

Property type House

Suburb Templestowe

Period - From Oct 2024

to

Dec 2024

Source REIV

Comparable property sales

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. 10 Valencia Terrace, Templestowe	\$ 1,528,888	27/10/2024
2. 18 Lawanna Drive, Templestowe	\$ 1,465,000	4/09/2024
3. 319 Serpells Road, Doncaster East	\$ 1,560,000	10/02/2025

This Statement of Information was prepared on: 20/02/2025

Comparable properties



\$ 1,528,888

10 Valencia Terrace, Templestowe, Victoria

DATE: 27/10/2024

PROPERTY TYPE: HOUSE



sqm



\$ 1,465,000

18 Lawanna Drive, Templestowe, Victoria

DATE: 4/09/2024

PROPERTY TYPE: HOUSE



sqm



\$ 1,560,000

319 Serpells Road, Doncaster East, Victoria

DATE: 10/02/2025

PROPERTY TYPE: HOUSE



sqm x

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Our Difference



Average of only
21 days on market



We pay your
marketing fees



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guarantee