

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 5/9 Laviah Court, Templestowe, VIC 3106

Indicative selling price

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

Price Range

\$1,050,000

&

\$1,130,000

Median sale price

Median price

\$995,000

Property Type

House

Suburb

Templestowe (3106)

Period - From

11/04/2024

to

10/04/2025

Source

Property Data

Comparable property sales

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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
3/20 ELIZABETH STREET, DONCASTER EAST VIC 3109	\$1,125,000	16/11/2024
5/416 CHURCH ROAD, TEMPLESTOWE VIC 3106	\$1,120,000	16/10/2024
12B MORINDA CRESCENT, DONCASTER EAST VIC 3109	\$1,086,000	22/02/2025

This Statement of Information was prepared on: 11/04/2025