

# 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

37 Lawanna Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,269,000

### Median sale price

Median price \$1,590,000

Property Type House

Suburb Templestowe

Period - From 01/01/2025

to 31/03/2025

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	274 Church Rd TEMPLESTOWE 3106	\$1,465,888	07/04/2025
2	12 Romilly Av TEMPLESTOWE LOWER 3107	\$1,350,000	04/04/2025
3	45 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,344,000	31/03/2025

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:

11/04/2025 12:05

37 Lawanna Drive, Templestowe Vic 3106



first  
national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

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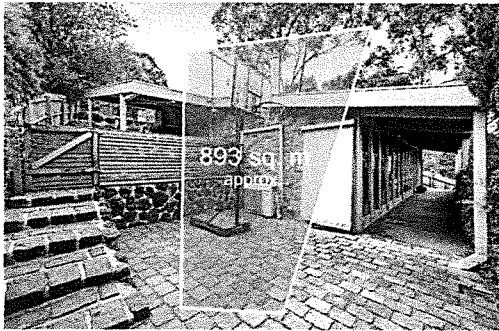
isaac@billschlink.com.au

**Indicative Selling Price**

\$1,269,000

**Median House Price**

March quarter 2025: \$1,590,000



**Property Type:**

Agent Comments

## Comparable Properties



274 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments



4



2



2

**Price:** \$1,465,888

**Method:** Private Sale

**Date:** 07/04/2025

**Property Type:** House

**Land Size:** 650 sqm approx



12 Romilly Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



5



3



2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 04/04/2025

**Property Type:** House

**Land Size:** 725 sqm approx



45 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



4



2



2

**Price:** \$1,344,000

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** House

**Land Size:** 652 sqm approx

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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