

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode	1/9 Laviah Court, Templestowe, VIC 3106
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### Indicative selling price

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

Price Range	\$1,400,000	&	\$1,500,000
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### Median sale price

Median price	\$997,500	Property Type	House	Suburb	Templestowe (3106)
Period - From	09/05/2024	to	08/05/2025	Source	Property Data

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
1A VERDI COURT, TEMPLESTOWE VIC 3106	\$1,596,000	05/04/2025
16 EMERALD RISE, TEMPLESTOWE VIC 3106	\$1,560,000	22/02/2025
212A ANDERSONS CREEK ROAD, DONCASTER EAST VIC 3109	\$1,580,000	18/12/2024

This Statement of Information was prepared on: 09/05/2025