

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

10 Verdi Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,360,000

&

\$1,490,000

Median sale price

Median price \$1,627,500

Property Type House

Suburb Templestowe

Period - From 01/04/2025

to

31/03/2026

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	32 Snow Gum Rd DONCASTER EAST 3109	\$1,380,000	17/03/2026
2	28 Fielding Way TEMPLESTOWE 3106	\$1,348,000	06/03/2026
3	22 Helmsdale Ret TEMPLESTOWE 3106	\$1,450,000	09/02/2026

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:

08/04/2026 13:27

10 Verdi Court, Templestowe Vic 3106



 4  2  2

Property Type: House (Res)

Land Size: 906 sqm approx

Agent Comments

Indicative Selling Price

\$1,360,000 - \$1,490,000

Median House Price

Year ending March 2026: \$1,627,500

Comparable Properties



32 Snow Gum Rd DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Private Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 737 sqm approx



28 Fielding Way TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,348,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 784 sqm approx



22 Helmsdale Ret TEMPLESTOWE 3106 (VG)

Agent Comments

 4  -  -

Price: \$1,450,000

Method: Sale

Date: 09/02/2026

Property Type: House (Res)

Land Size: 1266 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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