

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 13 Aloha Gardens, Templestowe, VIC 3106

Indicative selling price

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

Price Range \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,690,000 Property Type House Suburb Templestowe (3106)

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales

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
8 AMBERWOOD COURT, TEMPLESTOWE VIC 3106	\$1,480,000	09/08/2025
91 THE GRANGE, TEMPLESTOWE VIC 3106	\$1,505,000	16/05/2025
1 DONHAVEN COURT, TEMPLESTOWE VIC 3106	\$1,550,000	17/04/2025

This Statement of Information was prepared on: 11/08/2025