

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 Lawsons Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,594,500

Property Type

House

Suburb

Templestowe

Period - From

10/08/2025

to

09/08/2026

Source

Property Data

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	4 Bernadette Ct DONCASTER EAST 3109	\$1,450,000	06/08/2026
2	2 Trevinden CI TEMPLESTOWE 3106	\$1,450,000	18/06/2026
3	6 Chestnut Ct DONCASTER EAST 3109	\$1,405,000	06/06/2026

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:

10/08/2026 10:34

13 Lawsons Court, Templestowe Vic 3106



 4  2  2

Rooms: 9
Property Type: House (Res)
Land Size: 996 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
10/08/2025 - 09/08/2026: \$1,594,500

Comparable Properties



4 Bernadette Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,450,000
Method: Sold Before Auction
Date: 06/08/2026
Property Type: House (Res)
Land Size: 852 sqm approx



2 Trevinden Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)



6 Chestnut Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,405,000
Method: Private Sale
Date: 06/06/2026
Property Type: House
Land Size: 790 sqm approx

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



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