

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

3/9 Laviah Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,085,000 Property Type Townhouse Suburb Templestowe

Period - From 04/02/2025 to 03/02/2026 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	1/8 Beechwood Ct DONCASTER EAST 3109	\$1,245,000	08/12/2025
2	14 Sheoak Cr DONCASTER EAST 3109	\$1,130,000	31/10/2025
3	56a Matisse Dr TEMPLESTOWE 3106	\$1,095,000	13/08/2025

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: 04/02/2026 13:30

3/9 Laviah Court, Templestowe Vic 3106



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
04/02/2025 - 03/02/2026: \$1,085,000

Comparable Properties



1/8 Beechwood CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,245,000

Method: Private Sale

Date: 08/12/2025

Property Type: Townhouse (Single)

Land Size: 262 sqm approx

14 Sheoak Cr DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,130,000

Method: Sale

Date: 31/10/2025

Property Type: Strata Unit/Townhouse - Conjoined



56a Matisse Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,095,000

Method: Private Sale

Date: 13/08/2025

Property Type: Townhouse (Single)

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



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