

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

4 Lawanna Drive, Templestowe

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,585,000

Median sale priceMedian price

\$1,700,000

Property type

House

Suburb

Templestowe

Period - From

April 2025

to

June 2025

Source

REIV

Comparable property sales

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. 49 The Grange, Templestowe	\$ 1,701,000	19/07/2025
2. 30 Birchgrove Crescent, Templestowe	\$ 1,750,000	19/07/2025
3. 20 Cricklewood Drive, Templestowe	\$ 1,768,000	22/05/2025

This Statement of Information was prepared on:

23/07/2025

Comparable properties



\$ 1,701,000

49 The Grange, Templestowe, Victoria

DATE: 19/07/2025

PROPERTY TYPE: HOUSE

 4  2
 2  905 sqm



\$ 1,750,000

30 Birchgrove Crescent, Templestowe, Victoria

DATE: 19/07/2025

PROPERTY TYPE: HOUSE

 6  3
 2  660 sqm





\$ 1,768,000

20 Cricklewood Drive, Templestowe, Victoria

DATE: 22/07/2025

PROPERTY TYPE: HOUSE

 6  3
 2  714 sqm x

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21 days on market



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