

# 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 5/9 Laviah Court, Templestowe, VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,200,000

&

\$1,250,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Templestowe (3106)

Period - From

06/06/2024

to

06/06/2025

Source

Property Data

### Comparable property sales

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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
34 MORELLO CIRCLE, DONCASTER EAST VIC 3109	\$1,201,000	12/04/2025
4/292 PORTER STREET, TEMPLESTOWE VIC 3106	\$1,175,000	08/04/2025
9A CASTLEBAR WAY, TEMPLESTOWE VIC 3106	\$1,285,000	20/03/2025

This Statement of Information was prepared on: 06/06/2025