

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

56a Matisse Drive, 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

\$900,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	5/9 Laviah Ct TEMPLESTOWE 3106	\$1,150,000	08/07/2025
2	3/20 Oliver Rd TEMPLESTOWE 3106	\$1,128,000	01/07/2025
3			

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:

11/07/2025 15:43



Property Type: House (Res)
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Unit Price
June quarter 2025: \$900,000

Comparable Properties



5/9 Laviah Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 08/07/2025
Property Type: Townhouse (Single)



3/20 Oliver Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,128,000
Method: Private Sale
Date: 01/07/2025
Property Type: Townhouse (Single)

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.