

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

4/9 Lavia Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$995,000

Property Type Townhouse

Suburb Templestowe

Period - From 18/06/2024

to

17/06/2025

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	1a Verdi Ct TEMPLESTOWE 3106	\$1,596,000	05/04/2025
2	212a Andersons Creek Rd DONCASTER EAST 3109	\$1,580,000	18/02/2025
3	16 Rosco Dr TEMPLESTOWE 3106	\$1,650,000	15/11/2024

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:

18/06/2025 17:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,600,000
Median Townhouse Price
18/06/2024 - 17/06/2025: \$995,000

Comparable Properties



1a Verdi Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,596,000
Method: Sold After Auction
Date: 05/04/2025
Property Type: House (Res)



212a Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,580,000
Method: Private Sale
Date: 18/02/2025
Property Type: House (Res)
Land Size: 463 sqm approx



16 Rosco Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 15/11/2024
Property Type: Townhouse (Res)
Land Size: 315 sqm approx