

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

8 Denham Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,580,000

&

\$1,680,000

Median sale price

Median price

\$1,665,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2024

to

30/09/2025

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 Monica St DONCASTER EAST 3109	\$1,680,000	13/09/2025
2	13 Aloha Gdns TEMPLESTOWE 3106	\$1,600,000	06/09/2025
3	15 Hillhouse Rd TEMPLESTOWE 3106	\$1,605,000	18/06/2025

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:

20/10/2025 14:19



4 2 2

Property Type: House
Land Size: 908 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
Year ending September 2025: \$1,665,000

Comparable Properties



5 Monica St DONCASTER EAST 3109 (REI) Agent Comments

4 3 2

Price: \$1,680,000
Method: Private Sale
Date: 13/09/2025
Property Type: House
Land Size: 801 sqm approx



13 Aloha Gdns TEMPLESTOWE 3106 (REI) Agent Comments

4 2 2

Price: \$1,600,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 915 sqm approx



15 Hillhouse Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

4 2 2

Price: \$1,605,000
Method: Sold After Auction
Date: 18/06/2025
Property Type: House (Res)
Land Size: 926 sqm approx