

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

9 Samantha Court, Templestowe

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

\$1,665,000

Median sale priceMedian price

\$1,811,800

Property type

House

Suburb

Templestowe

Period - From

Oct 2024

to

Dec 2024

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. 10 Valencia Terrace, Templestowe	\$ 1,528,888	27/10/2024
2. 18 Lawanna Drive, Templestowe	\$ 1,465,000	4/09/2024
3. 319 Serpells Road, Doncaster East	\$ 1,560,000	10/02/2025

This Statement of Information was prepared on:

20/02/2025

Comparable properties



\$ 1,528,888

10 Valencia Terrace, Templestowe, Victoria

DATE: 27/10/2024

PROPERTY TYPE: HOUSE



sqm



\$ 1,465,000

18 Lawanna Drive, Templestowe, Victoria

DATE: 4/09/2024

PROPERTY TYPE: HOUSE



sqm



\$ 1,560,000

319 Serpells Road, Doncaster East, Victoria

DATE: 10/02/2025

PROPERTY TYPE: HOUSE



sqm x

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21 days on market



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