

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

3/9 Lavia Court, 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

\$1,085,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

04/02/2025

to

03/02/2026

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	1/8 Beechwood CI DONCASTER EAST 3109	\$1,245,000	08/12/2025
2	14 Sheoak Cr DONCASTER EAST 3109	\$1,130,000	31/10/2025
3	56a Matisse Dr TEMPLESTOWE 3106	\$1,095,000	13/08/2025

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:

04/02/2026 13:30



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
04/02/2025 - 03/02/2026: \$1,085,000

Comparable Properties



1/8 Beechwood CI DONCASTER EAST 3109 (REI/VG)

Agent Comments

3 2 2

Price: \$1,245,000
Method: Private Sale
Date: 08/12/2025
Property Type: Townhouse (Single)
Land Size: 262 sqm approx

14 Sheoak Cr DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$1,130,000
Method: Sale
Date: 31/10/2025
Property Type: Strata Unit/Townhouse - Conjoined



56a Matisse Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,095,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Single)