

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

1/8 Newmans Road, Templestowe

Indicative selling price

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

Single price

\$1,465,000

Median sale price

Median price

\$1,800,000

Property type

Townhouse

Suburb

Templestowe

Period - From

Oct 2025

to

Dec 2025

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. 296-298 Porter Street, Templestowe	\$ 1,510,000	25/10/2025
2. 3/338-340 Porter Street, Templestowe	\$ 1,430,000	6/02/2026
3. 6/9 Laviah Court, Templestowe	\$ 1,560,000	30/07/2025

This Statement of Information was prepared on:

13/03/2026

Comparable properties







\$ 1,510,000

296-298 Porter Street, Templestowe, Victoria

DATE: 25/10/2025

PROPERTY TYPE: TOWNHOUSE

 4  2
 2  sqm



\$ 1,430,000

3/338-340 Porter Street, Templestowe, Victoria

DATE: 6/02/2026

PROPERTY TYPE: TOWNHOUSE

 4  2
 2  sqm



\$ 1,560,000

6/9 Laviah Court, Templestowe, Victoria

DATE: 30/04/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm x

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