

## 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

4/10 Newmans Road, Templestowe
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### Indicative selling price

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

Single price

\$1,250,000
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### Median sale price

Median price

\$1,800,000
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Property type

Townhouse
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Suburb

Templestowe
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Period - From

Oct 2025
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to

Dec 2025
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Source

REIV
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### 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. 3/9 Laviah Court, Templestowe	\$ 1,340,000	7/03/2026
2. 2/9 Laviah Court, Templestowe	\$ 1,270,000	18/10/2025
3. 6A Glenvill Court, Templestowe	\$ 1,115,000	7/02/2026

This Statement of Information was prepared on:

13/03/2026
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## Comparable properties






**\$ 1,340,000**

3/9 Lavia Court, Templestowe, Victoria

DATE: 7/03/2026

PROPERTY TYPE: TOWNHOUSE

 3    2  
 2    sqm



**\$ 1,270,000**

2/9 Lavia Court, Templestowe, Victoria

DATE: 18/10/2025

PROPERTY TYPE: TOWNHOUSE

 3    2  
 2    sqm



**\$ 1,115,000**

6A Glenwill Court, Templestowe, Victoria

DATE: 7/02/2026

PROPERTY TYPE: TOWNHOUSE

 3    2  
 1    sqm x

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A smarter and safer way to sell your property  
without any upfront costs.

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