

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

11 Verdi Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Templestowe

Period - From 16/03/2025

to 15/03/2026

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	50 Greenridge Av TEMPLESTOWE 3106	\$1,570,000	14/03/2026
2	8a Hillhouse Rd TEMPLESTOWE 3106	\$1,725,000	01/03/2026
3	3 Beverly Hills Dr TEMPLESTOWE 3106	\$1,656,000	18/10/2025

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:

16/03/2026 15:45



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 900 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 16/03/2025 - 15/03/2026: \$1,625,000

Comparable Properties



50 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,570,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 670 sqm approx



8a Hillhouse Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$1,725,000
Method: Auction Sale
Date: 01/03/2026
Property Type: House
Land Size: 926 sqm approx



3 Beverly Hills Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,656,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Account - VICPROP | P: 03 8888 1011