

# 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 Bettina Court, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 | 47 Fyfe Dr TEMPLESTOWE LOWER 3107  | \$1,447,000 | 07/12/2025   |
| 2 | 5 Verene Av TEMPLESTOWE LOWER 3107 | \$1,487,000 | 15/11/2025   |
| 3 | 6 Elder Ct TEMPLESTOWE LOWER 3107  | \$1,564,000 | 06/12/2025   |

**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: 23/03/2026 12:04

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4   3   2

**Property Type:** House  
**Land Size:** 831 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
December quarter 2025: \$1,390,000

## Comparable Properties



47 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

5   3   2

**Price:** \$1,447,000  
**Method:** Expression of Interest  
**Date:** 07/12/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



5 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

5   2   2

**Price:** \$1,487,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



6 Elder Ct TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

4   2   3

**Price:** \$1,564,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 847 sqm approx

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