

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

4/9 Laviah Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,128,000 Property Type Townhouse Suburb Templestowe

Period - From 16/04/2025 to 15/04/2026 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	3/9 Laviah Ct TEMPLESTOWE 3106	\$1,340,000	07/03/2026
2	6a Glenvill Ct TEMPLESTOWE 3106	\$1,115,000	03/02/2026
3	2/9 Laviah Ct TEMPLESTOWE 3106	\$1,270,000	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: 16/04/2026 12:49



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
16/04/2025 - 15/04/2026: \$1,128,000

Comparable Properties



3/9 Laviah Ct TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Townhouse (Res)

Land Size: 306 sqm approx



6a Glenvill Ct TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 1

Price: \$1,115,000

Method: Sold Before Auction

Date: 03/02/2026

Property Type: Townhouse (Res)

Land Size: 242 sqm approx

2/9 Laviah Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)