

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

3/1 Veda Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$880,000

&

\$930,000

Median sale price

Median price \$987,500

Property Type Townhouse

Suburb Templestowe

Period - From 07/08/2024

to

06/08/2025

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	8 Harvest Ct DONCASTER 3108	\$890,000	06/06/2025
2	2/13 Glendale Av TEMPLESTOWE 3106	\$900,000	07/04/2025
3	4/878 Doncaster Rd DONCASTER EAST 3109	\$950,000	23/03/2025

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:

07/08/2025 12:55



 3  2  2

Property Type: Townhouse
Land Size: 210 sqm approx
Agent Comments
Built around 2012

Indicative Selling Price
\$880,000 - \$930,000
Median Townhouse Price
07/08/2024 - 06/08/2025: \$987,500

Comparable Properties



8 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$890,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)



2/13 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  1

Price: \$900,000
Method: Expression of Interest
Date: 07/04/2025
Property Type: Townhouse (Res)
Land Size: 207 sqm approx



4/878 Doncaster Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 23/03/2025
Property Type: Townhouse (Res)
Land Size: 200 sqm approx