

## 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

4/1 VEDA COURT TEMPLESTOWE VIC 3106

### Indicative selling price

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

Single Price

or range  
between

\$920,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Templestowe

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 1/37 SODERLUND DRIVE DONCASTER VIC 3108         | \$990,000 | 14-May-25 |
| 9/96-98 FOOTE STREET TEMPLESTOWE LOWER VIC 3107 | \$935,000 | 30-Mar-25 |
| 4/878 DONCASTER ROAD DONCASTER EAST VIC 3109    | \$950,000 | 23-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 25 June 2025



**1/37 SODERLUND DRIVE  
DONCASTER VIC 3108**

3 2 2

Sold Price **\$990,000** Sold Date **14-May-25**

Distance **2.22km**



**9/96-98 FOOTE STREET  
TEMPLESTOWE LOWER VIC 3107**

3 2 2

Sold Price **\$935,000** Sold Date **30-Mar-25**

Distance **2.07km**



**4/878 DONCASTER ROAD  
DONCASTER EAST VIC 3109**

3 2 2

Sold Price **\$950,000** Sold Date **23-Mar-25**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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