

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

5 Laloma Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,345,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2024

to

31/03/2025

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	12 Romilly Av TEMPLESTOWE LOWER 3107	\$1,350,000	04/04/2025
2	4 Linton Av TEMPLESTOWE LOWER 3107	\$1,430,000	31/01/2025
3	9 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,287,000	14/12/2024

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:

29/05/2025 10:05

5 Laloma Court, Templestowe Lower Vic 3107

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

Year ending March 2025: \$1,345,000



 4  2  2

Property Type: House

Land Size: 758 sqm approx

Agent Comments

Comparable Properties



12 Romilly Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,350,000

Method: Private Sale

Date: 04/04/2025

Property Type: House

Land Size: 725 sqm approx



4 Linton Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,430,000

Method: Sold Before Auction

Date: 31/01/2025

Property Type: House (Res)

Land Size: 656 sqm approx



9 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,287,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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