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<br>Including suburb and postcode | 5A SOPHORA COURT TEMPLESTOWE LOWER VIC 3107 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,750,000 | & | $1,850,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,353,500 | Property type | House | Suburb | Templestowe Lower |
| Period-from | 01 Mar 2025 | to | 28 Feb 2026 | Source | Cotality |

## 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.

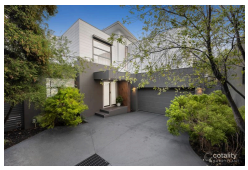
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 15A ARNOLD GROVE DONCASTER VIC 3108 | $1,720,000 | 14-Mar-26 |
| 1 GOULBURN PLACE DONCASTER VIC 3108 | $1,900,000 | 03-Mar-26 |
| 6 ROBIN COURT DONCASTER VIC 3108 | $1,828,000 | 09-Sep-25 |

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: 16 March 2026

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**15A ARNOLD GROVE DONCASTER VIC 3108**

4 3 2

Sold Price RS **$1,720,000** Sold Date **14-Mar-26**

Distance **1.71km**



**1 GOULBURN PLACE DONCASTER VIC 3108**

4 3 2

Sold Price RS **$1,900,000** UN Sold Date **03-Mar-26**

Distance **1.58km**



**6 ROBIN COURT DONCASTER VIC 3108**

4 3 2

Sold Price **$1,828,000** Sold Date **09-Sep-25**

Distance **0.36km**

**RS** = Recent sale **UN** = Undisclosed Sale

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