

## 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

13 LAWSONS COURT TEMPLESTOWE VIC 3106

### Indicative selling price

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

Single Price

or range  
between

\$1,490,000

&

\$1,590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Templestowe

Period-from

01 May 2025

to

30 Apr 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

2 HUTCHINS TERRACE TEMPLESTOWE VIC 3106	\$1,566,000	02-May-26
43 AUMANN DRIVE TEMPLESTOWE VIC 3106	\$1,535,000	07-Mar-26
7 BRONTE RISE TEMPLESTOWE VIC 3106	\$1,577,500	14-Mar-26

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: 31 May 2026



**2 HUTCHINS TERRACE  
TEMPLESTOWE VIC 3106**

 5  2  2

Sold Price <sup>RS</sup> **\$1,566,000** Sold Date **02-May-26**

Distance **0.15km**



**43 AUMANN DRIVE  
TEMPLESTOWE VIC 3106**

 4  2  2

Sold Price <sup>RS</sup> **\$1,535,000** Sold Date **07-Mar-26**

Distance **0.79km**



**7 BRONTE RISE TEMPLESTOWE  
VIC 3106**

 4  2  2

Sold Price **\$1,577,500** Sold Date **14-Mar-26**

Distance **1.03km**

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

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