

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

10 Louisa Place, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,495,000

Property Type House

Suburb Templestowe

Period - From 01/04/2026

to

30/06/2026

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	39 King St TEMPLESTOWE 3106	\$1,400,000	19/06/2026
2	4 Catherine Av DONCASTER EAST 3109	\$1,220,000	15/06/2026
3	27 Ferndell Cr TEMPLESTOWE 3106	\$1,300,000	14/05/2026

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:

25/08/2026 11:35



 4  2  2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2026: \$1,495,000

Comparable Properties



39 King St TEMPLESTOWE 3106 (REI)

Agent Comments

 6  2  2

Price: \$1,400,000
Method: Sold Before Auction
Date: 19/06/2026
Property Type: House (Res)
Land Size: 806 sqm approx



4 Catherine Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,220,000
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)
Land Size: 642 sqm approx



27 Ferndell Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 6  3  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)
Land Size: 687 sqm approx

Account - Barry Plant | P: 03 9842 8888