

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

15 Mintaro Court, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,200,000

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.

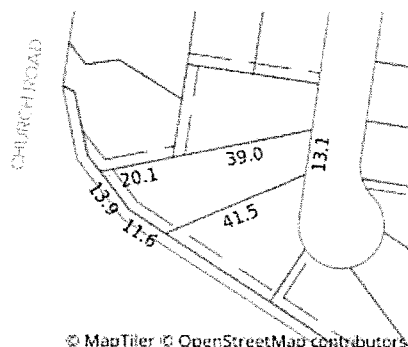
	Address of comparable property	Price	Date of sale
1	10 Bembooka Ct DONCASTER 3108	\$1,250,000	11/07/2026
2	54 Roseland Gr DONCASTER 3108	\$1,160,000	01/07/2026
3	39 King St TEMPLESTOWE 3106	\$1,400,000	19/06/2026

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:

20/07/2026 10:23



Property Type:

Agent Comments

Comparable Properties



10 Bembooka Ct DONCASTER 3108 (REI)

Agent Comments



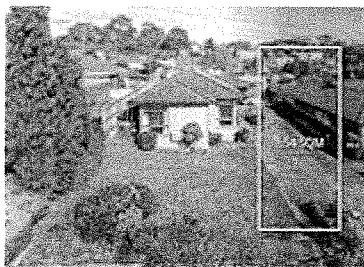
Price: \$1,250,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 805 sqm approx



54 Roseland Gr DONCASTER 3108 (REI)

Agent Comments



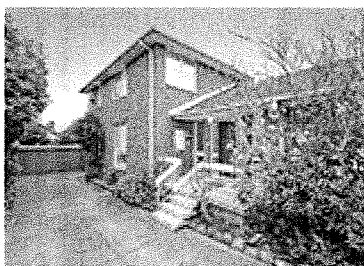
Price: \$1,160,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

Land Size: 654 sqm approx



39 King St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 19/06/2026

Property Type: House (Res)

Land Size: 806 sqm approx