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	9 Bettina Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,325,000 & $1,375,000

Median sale price

Median price $1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	20 Milsom Av TEMPLESTOWE LOWER 3107	$1,330,000	06/01/2026
2	25 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	$1,343,000	26/12/2025
3	3 Somerville St DONCASTER 3108	$1,400,000	17/03/2026

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: 20/05/2026 16:13

9 Bettina Court, Templestowe Lower Vic 3107

JellisCraig

Frank Perri
8841 4888
0414 680 483
frankperri@jelliscraig.com.au

Indicative Selling Price
$1,325,000 - $1,375,000
Median House Price
March quarter 2026: $1,450,000



4 3 2

Property Type: House (Res)
Land Size: 831 sqm approx

Agent Comments

Comparable Properties



20 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,330,000
Method: Private Sale
Date: 06/01/2026
Property Type: House
Land Size: 901 sqm approx

Agent Comments



25 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,343,000
Method: Private Sale
Date: 26/12/2025
Property Type: House
Land Size: 654 sqm approx

Agent Comments



3 Somerville St DONCASTER 3108 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 759 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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