

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

354 High Street, Templestowe Lower

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

\$1,595,000

Median sale priceMedian price

\$1,450,000

Property type

House

Suburb

Templestowe Lower

Period - From

1/4/2023

to

31/6/2023

Source

REIV

Comparable property sales

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. 80 Dellfield Drive, Templestowe Lower	\$ 1,718,000	23/05/2023
2. 39A Unwin Street, Templestowe	\$ 1,947,000	1/04/2023
3. 12 Toulon Drive, Templestowe Lower	\$ 1,565,000	15/04/2023

This Statement of Information was prepared on:

20/11/2023

Comparable properties



\$ 1,718,000

80 Dellfield Drive, Templestowe Lower, Victoria

DATE: 23/05/2023

PROPERTY TYPE: HOUSE

 5
  2
 2
 1076 sqm



\$ 1,947,000

39A Unwin Street, Templestowe, Victoria

DATE: 1/04/2023

PROPERTY TYPE: HOUSE

 4
 2
 2
 1096 sqm



\$ 1,565,000

12 Toulon Drive, Templestowe Lower, Victoria

DATE: 15/04/2023

PROPERTY TYPE: HOUSE

 4
 2
 2
 800 sqm x

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Our Difference



Average of only
21 days on market



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