

# 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

7/206 High Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$850,000

### Median sale price

Median price

\$1,150,500

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

13/11/2023

to

12/11/2024

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	1/18 Sunhill Rd TEMPLESTOWE LOWER 3107	\$882,500	16/10/2024
2	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024
3	6/19-21 Rosa St TEMPLESTOWE LOWER 3107	\$860,000	20/07/2024

**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:

13/11/2024 10:58



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Townhouse Price**

13/11/2023 - 12/11/2024: \$1,150,500

## Comparable Properties



**1/18 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  1  1

**Price:** \$882,500

**Method:** Sold Before Auction

**Date:** 16/10/2024

**Property Type:** House (Res)



**5/32 John St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  1  2

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Unit

**Land Size:** 185 sqm approx



**6/19-21 Rosa St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  1

**Price:** \$860,000

**Method:** Private Sale

**Date:** 20/07/2024

**Property Type:** Townhouse (Single)

**Land Size:** 181 sqm approx

**Account - Barry Plant** | P: 03 9842 8888