

## 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

1/361 High Street, Templestowe Lower
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,165,000
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### Median sale price

Median price

\$975,000
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Property type

Townhouse
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Suburb

Templestowe Lower
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Period - From

Oct 2024
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to

Dec 2024
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Source

REIV
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### 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. 2/136 Parker Street, Templestowe	\$ 1,050,000	19/8/2024
2. 6/26 Foote Street, Templestowe Lower	\$ 1,060,000	06/02/2025
3. 8/50-54 Foote Street, Templestowe Lower	\$ 1,091,000	24/08/2024

This Statement of Information was prepared on:

202/2025
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## Comparable properties



**\$ 1,050,000**

2/136 Parker Street, Templestowe, Victoria

DATE: 19/08/2024

PROPERTY TYPE: TOWNHOUSE

 4  2  
 2  sqm



**\$ 1,060,000**

6/26 Foote Street, Templestowe Lower, Victoria

DATE: 6/02/2025

PROPERTY TYPE: TOWNHOUSE

 4  2  
 2  sqm



**\$ 1,091,000**

8/50-54 Foote Street, Templestowe Lower, Victoria

DATE: 24/08/2024

PROPERTY TYPE: TOWNHOUSE

 4  2  
 2  sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee