

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

1/357 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,035,000

Median sale price

Median price

\$1,085,500

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

18/11/2024

to

17/11/2025

Source

Property Data

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	6/100 Parker St TEMPLESTOWE LOWER 3107	\$1,000,000	06/09/2025
2	2/2a Hakea St TEMPLESTOWE 3106	\$1,030,000	05/08/2025
3	2/84 Wood St TEMPLESTOWE 3106	\$930,000	16/07/2025

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:

18/11/2025 14:33



 4  2  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,035,000
Median Townhouse Price
18/11/2024 - 17/11/2025: \$1,085,500

Comparable Properties



6/100 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 06/09/2025
Property Type: Townhouse (Single)



2/2a Hakea St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,030,000
Method: Auction Sale
Date: 05/08/2025
Property Type: Townhouse (Res)
Land Size: 232 sqm approx



2/84 Wood St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$930,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Townhouse (Res)
Land Size: 171 sqm approx

Account - Barry Plant | P: 03 9842 8888