## 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 1/357 High Street, Templestowe Lower Vic 3107 Including suburb and postcode

#### 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	Pro	pperty Type To	wnhouse	Suburb	Templestowe Lower
Period - From	18/11/2024	to	17/11/2025	Sourc	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

Add	dress 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 comparableproperties 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







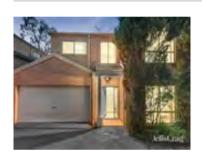


Property Type: Townhouse (Res)

**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)

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4

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9 2

**Price:** \$1,000,000 **Method:** Private Sale **Date:** 06/09/2025

Property Type: Townhouse (Single)

**Agent Comments** 



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

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**a** 

**Agent Comments** 

**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)

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2

Price: \$930,000

Method: Sold Before Auction

Date: 16/07/2025

**Property Type:** Townhouse (Res) **Land Size:** 171 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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