### 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	2/339 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

Range between \$840,000 & \$890,000	Range between	\$840,000	&	\$890,000
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#### Median sale price

Median price	\$1,117,500	Pro	perty Type To	wnhouse		Suburb	Templestowe Lower
Period - From	20/07/2024	to	19/07/2025	So	urce	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	18 Harvest Ct DONCASTER 3108	\$810,000	23/06/2025
2	68 Harvest Ct DONCASTER 3108	\$800,000	13/06/2025
3	8 Harvest Ct DONCASTER 3108	\$890,000	06/06/2025

#### 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:	20/07/2025 16:21





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

**Indicative Selling Price** \$840,000 - \$890,000 **Median Townhouse Price** 20/07/2024 - 19/07/2025: \$1,117,500



Property Type: Townhouse Land Size: 170 sqm approx **Agent Comments** 

# Comparable Properties



18 Harvest Ct DONCASTER 3108 (REI)

Price: \$810,000 Method: Private Sale Date: 23/06/2025 Property Type: Unit

**Agent Comments** 



68 Harvest Ct DONCASTER 3108 (REI)





Price: \$800,000 Method: Private Sale Date: 13/06/2025

Property Type: Townhouse (Single)

Agent Comments



8 Harvest Ct DONCASTER 3108 (REI)

Price: \$890,000 Method: Private Sale Date: 06/06/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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