

# 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

2/339 High Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$840,000 & \$890,000

### Median sale price

Median price \$1,117,500 Property Type Townhouse Suburb Templestowe Lower

Period - From 20/07/2024 to 19/07/2025 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	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 comparable properties 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

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



 3    2    2

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

## Comparable Properties



**18 Harvest Ct DONCASTER 3108 (REI)**

**Agent Comments**

 3    3    1

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



**68 Harvest Ct DONCASTER 3108 (REI)**

**Agent Comments**

 3    3    2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** Townhouse (Single)



**8 Harvest Ct DONCASTER 3108 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 06/06/2025  
**Property Type:** Townhouse (Single)

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