

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 2/9-11 Rosebank Terrace, Templestowe Lower

Indicative selling price

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

Single price \$999,800

Median sale price

Median price \$974,000 Property type Unit Suburb Templestowe Lower

Period - From Jan 2026 to March 2026 Source REIV

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. 2/359 High Street, Templestowe Lower	\$ 1,090,000	10/01/2026
2. 1/58 Ayr Street, Doncaster	\$ 1,015,000	19/11/2025
3. 1/7 Westwood Drive, Bulleen	\$ 1,158,000	3/11/2025

This Statement of Information was prepared on: 4/05/2026

Comparable properties



\$ 1,090,000

2/359 High Street, Templestowe Lower, Victoria

DATE: 10/01/2026

PROPERTY TYPE:

 3  2
 2  sqm



\$ 1,015,000

1/58 Ayr Street, Doncaster, Victoria

DATE: 19/11/2025

PROPERTY TYPE:

 3  2
 1  sqm



\$ 1,158,000

1/7 Westwood Drive, Bulleen, Victoria

DATE: 3/11/2025

PROPERTY TYPE:

 3  1
 2  sqm x

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