

## 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 3/321 High Street, Templestowe Lower

### Indicative selling price

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

Single price \$1,275,000

### Median sale price

Median price \$965,000 Property type Unit Suburb Templestowe Lower

Period - From June 2025 to Sept 2025 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. 2/20 Ashford Street, Templestowe Lower	\$ 1,225,000	24/05/2025
2. 2/1 Eyre Court, Templestowe Lower	\$ 1,200,000	26/05/2025
3. 2/1 Pentlowe Avenue, Templestowe Lower	\$ 1,250,000	14/06/2025

This Statement of Information was prepared on: 3/12/2025

## Comparable properties



**\$ 1,225,000**

2/20 Ashford Street, Templestowe Lower, Victoria

DATE: 24/05/2025

PROPERTY TYPE: TOWNHOUSE

 3  2  
 2  sqm



**\$ 1,200,000**

2/1 Eyre Court, Templestowe Lower, Victoria

DATE: 26/05/2025

PROPERTY TYPE: TOWNHOUSE

 4  2  
 2  sqm



**\$ 1,250,000**

2/1 Pentlowe Avenue, Templestowe Lower, Victoria

DATE: 14/06/2025

PROPERTY TYPE: TOWNHOUSE

 3  2  
 2  sqm x

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