

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

3/382-384 High Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

17/04/2024

to

16/04/2025

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 | 9/96-98 Foote St TEMPLESTOWE LOWER 3107 | \$935,000 | 30/03/2025 |
| 2 | 7/206 High St TEMPLESTOWE LOWER 3107 | \$855,000 | 14/12/2024 |
| 3 | 5/365 High St TEMPLESTOWE LOWER 3107 | \$970,000 | 02/12/2024 |

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:

17/04/2025 15:44

3/382-384 High Street, Templestowe Lower Vic 3107



Jeff Anderson
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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

17/04/2024 - 16/04/2025: \$770,000



3 2 2

Property Type: Strata Unit/Flat

Land Size: 169 sqm approx

Agent Comments

Comparable Properties



9/96-98 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$935,000

Method: Auction Sale

Date: 30/03/2025

Property Type: Townhouse (Res)

Land Size: 173 sqm approx



7/206 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

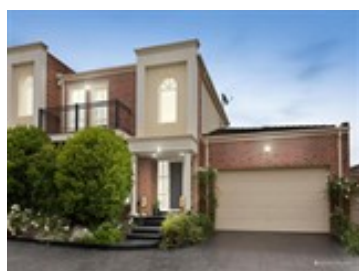
Price: \$855,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Townhouse (Res)

Land Size: 143 sqm approx



5/365 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$970,000

Method: Private Sale

Date: 02/12/2024

Property Type: Townhouse (Single)

Land Size: 210 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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