

## 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

3/47 John Street, Templestowe Lower

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

\$929,000

**Median sale price**Median price 

\$1,012,500

Property type 

Townhouse

Suburb 

Templestowe Lower

Period - From 

Jan 2025

to

March 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. 9/96-98 Foote Street, Templestowe Lower	\$ 935,000	30/03/2025
2. 5/365 High Street, Templestowe Lower	\$ 970,000	21/11/2024
3. 2/100 Foote Street, Templestowe Lower	\$ 990,000	9/10/2024

This Statement of Information was prepared on: 

22/04/2025

## Comparable properties



**\$ 935,000**

9/96-98 Foote Street, Templestowe Lower, Victoria

DATE: 30/03/2025

PROPERTY TYPE: TOWNHOUSE

 3     2  
 2     sqm



**\$ 970,000**

5/365 High Street, Templestowe Lower, Victoria

DATE: 21/11/2024

PROPERTY TYPE: TOWNHOUSE

 3     2  
 2     sqm



**\$ 990,000**

2/100 Foote Street, Templestowe Lower, Victoria

DATE: 9/10/2024

PROPERTY TYPE: TOWNHOUSE

 3     2  
 2     sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee