

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

3/7 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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		
2		
3		

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:

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

September quarter 2025: \$965,000



3 1 2

Property Type: Unit

Land Size: 450 sqm approx

Agent Comments

The vendor converted the original 4-bedroom, 2-bathroom unit into a 3-bedroom, 1 bathroom and 2 toilets unit for their lifestyle.

Comparable Properties

This is a very unique 3-bedroom unit with 1 bath, 2 toilets and 2 car garage on 450m2 land. 3 units on half acre of land. The lower level of the property has potential to be self-contained one bedroom apartment/granny flat.



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