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	40 Hotham Street, Templestowe Lower Vic 3107
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$900,000 &	. :	\$990,000
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Median sale price

Median price	\$1,175,000	Pro	perty Type T	ownhouse		Suburb	Templestowe Lower
Period - From	07/07/2024	to	06/07/2025		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	2/8 Nirvana Cr BULLEEN 3105	\$900,000	26/06/2025
2	2/17 High St DONCASTER 3108	\$990,000	21/06/2025
3	14 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,185,000	31/05/2025

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:	07/07/2025 21:01
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Indicative Selling Price \$900,000 - \$990,000 **Median Townhouse Price** 07/07/2024 - 06/07/2025: \$1,175,000



Property Type: Townhouse Land Size: 203 sqm approx

Agent Comments

Comparable Properties



2/8 Nirvana Cr BULLEEN 3105 (REI)

Price: \$900,000 Method: Private Sale Date: 26/06/2025

Property Type: Townhouse (Single)

Agent Comments



2/17 High St DONCASTER 3108 (REI)



Agent Comments

Price: \$990,000 Method: Auction Sale Date: 21/06/2025

Property Type: Townhouse (Res) Land Size: 179 sqm approx

14 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)







Agent Comments

Price: \$1,185,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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