

# 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

40 Hotham Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,175,000 Property Type Townhouse 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

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

07/07/2024 - 06/07/2025: \$1,175,000



 3  2  1

**Property Type:** Townhouse

**Land Size:** 203 sqm approx

**Agent Comments**

## Comparable Properties



**2/8 Nirvana Cr BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 26/06/2025

**Property Type:** Townhouse (Single)



**2/17 High St DONCASTER 3108 (REI)**

**Agent Comments**

 3  2  2

**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**

 3  2  1

**Price:** \$1,185,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888