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	5/221 High 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 \$620,000	&	\$680,000
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Median sale price

Median price	\$1,012,500	Pro	perty Type Un	t		Suburb	Templestowe Lower
Period - From	01/01/2025	to	31/03/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	306/5 Sovereign Point Ct DONCASTER 3108	\$634,750	14/08/2024
2	12/316 Manningham Rd DONCASTER 3108	\$775,000	11/12/2024
3	104/181 Manningham Rd TEMPLESTOWE LOWER 3107	\$611,332	03/12/2024

OR

В* 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:	29/04/2025 15:14









Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price March quarter 2025: \$1,012,500

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.

Comparable Properties

306/5 Sovereign Point Ct DONCASTER 3108 (REI)

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Agent Comments

Price: \$634,750

Method: Date: 14/08/2024 Property Type: Apartment

12/316 Manningham Rd DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$775,000 Method: Private Sale Date: 11/12/2024

Property Type: Apartment



104/181 Manningham Rd TEMPLESTOWE LOWER 3107

(REI/VG)







Agent Comments

Price: \$611,332 Method: Private Sale

Date: 03/12/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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