

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

5/221 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$955,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2025 to 30/06/2025 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 | G3/8 Berkeley St DONCASTER 3108 | \$525,000 | 06/06/2025 |
| 2 | 202/164 Manningham Rd BULLEEN 3105 | \$500,000 | 08/05/2025 |
| 3 | 208/164 Manningham Rd BULLEEN 3105 | \$488,000 | 29/04/2025 |

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:

14/07/2025 12:12



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

June quarter 2025: \$955,000

Comparable Properties



G3/8 Berkeley St DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$525,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment

202/164 Manningham Rd BULLEEN 3105 (VG)

Agent Comments

 2  -  -

Price: \$500,000

Method: Sale

Date: 08/05/2025

Property Type: Flat/Unit/Apartment (Res)

208/164 Manningham Rd BULLEEN 3105 (VG)

Agent Comments

 2  -  -

Price: \$488,000

Method: Sale

Date: 29/04/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888