

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

5/321 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$970,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/10/2024

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	6/100 Parker St TEMPLESTOWE LOWER 3107	\$1,000,000	06/09/2025
2	4/1 Kelly St DONCASTER 3108	\$1,098,888	15/08/2025
3	6/250 Williamsons Rd TEMPLESTOWE 3106	\$1,080,000	13/06/2025

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:

28/10/2025 17:44



4 3 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000

Median Unit Price

Year ending September 2025: \$970,000

Comparable Properties



6/100 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,000,000
Method: Private Sale
Date: 06/09/2025
Property Type: Townhouse (Single)



4/1 Kelly St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,098,888
Method: Sold Before Auction
Date: 15/08/2025
Property Type: Townhouse (Res)



6/250 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 3 2

Price: \$1,080,000
Method: Sold Before Auction
Date: 13/06/2025
Property Type: Townhouse (Res)