

## 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 8/231 High Street Lower Templestowe Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$849,000

### Median sale price

Median price \$965,000 Property type Apartment Suburb Lower Templestowe

Period - From 01/07/2025 to 30/08/2025 Source REIV

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 7/231 High Street Lower Templestowe	\$ 900,000	14/09/2025
2. 702/330 Manningham Road Doncaster	\$ 820,000	03/06/2025
3.	\$	

This Statement of Information was prepared on: 5/01/2026

## Comparable properties



**\$ 900,000**

7/231 High Street Lower Templestowe

DATE: 14/09/2025

PROPERTY TYPE: APARTMENT

 3  2

 2



**\$ 820,000**

702/330 Manningham Road Doncaster

DATE: 03/06/2025

PROPERTY TYPE: APARTMENT

 3  2

 3

Get an **Instant Online Appraisal**

What's my property worth?

**The Smartre™ Sale**

A smarter and safer way to sell your property  
without any upfront costs.