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 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,200,000 & $1,280,000

Median sale price

Median price $1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 to 31/12/2025 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	20 Feathertop Av TEMPLESTOWE LOWER 3107	$1,370,000	12/11/2025
2	3 Arapilles Dr TEMPLESTOWE LOWER 3107	$1,280,000	20/10/2025
3	16 Jacana Av TEMPLESTOWE LOWER 3107	$1,367,000	11/10/2025

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: 19/03/2026 08:51

8 Sunhill Road, Templestowe Lower Vic 3107

JellisCraig

Thi Nguyen
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thinguyen@jelliscraig.com.au



3 1 2

Rooms: 5
Property Type: House
Land Size: 823 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
December quarter 2025: $1,390,000

Comparable Properties

20 Feathertop Av TEMPLESTOWE LOWER 3107 (VG)

3 - -

Agent Comments

Price: $1,370,000
Method: Sale
Date: 12/11/2025
Property Type: House (Res)
Land Size: 732 sqm approx



3 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 2

Agent Comments

Price: $1,280,000
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 725 sqm approx



16 Jacana Av TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 2

Agent Comments

Price: $1,367,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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