HudsonBond
9840 7700
sales@hudsonbond.com.au

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	2/9-11 Rosebank Terrace, Templestowe Lower

Indicative selling price

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

Single price	$999,800

Median sale price

Median price	$974,000	Property type	Unit	Suburb	Templestowe Lower
Period - From	Jan 2026	to	March 2026	Source	REIV

Comparable property sales

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. 2/359 High Street, Templestowe Lower	$ 1,090,000	10/01/2026
2. 1/58 Ayr Street, Doncaster	$ 1,015,000	19/11/2025
3. 1/7 Westwood Drive, Bulleen	$ 1,158,000	3/11/2025

This Statement of Information was prepared on: 4/05/2026

HudsonBond
9840 7700
sales@hudsonbond.com.au

Comparable properties



$ 1,090,000

2/359 High Street, Templestowe Lower, Victoria

DATE: 10/01/2026

PROPERTY TYPE:

3 2

2 sqm



$ 1,015,000

1/58 Ayr Street, Doncaster, Victoria

DATE: 19/11/2025

PROPERTY TYPE:

3 2

1 sqm



$ 1,158,000

1/7 Westwood Drive, Bulleen, Victoria

DATE: 3/11/2025

PROPERTY TYPE:

3 1

2 sqm

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.
LEARN MORE