HudsonBond
9840 7700
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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	9 Rae Street, 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	$1,275,000

Median sale price

Median price	$1,450,000	Property type	HOUSE	Suburb	Templestowe Lower
Period - From	January 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. 50 Bryson Grove, Templestowe Lower	$ 1,250,000	13/06/2026
2. 120 Swanston Street, Templestowe Lower	$ 1,266,000	25/07/2026
3. 56 Chatsworth Quadrant, Templestowe Lower	$ 1,242,000	27/07/2026

This Statement of Information was prepared on: 5/08/2026

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Comparable properties



$1,250,000

50 Bryson Grove, Templestowe Lower, Victoria

DATE: 13/06/2026

PROPERTY TYPE: House

4 2

2 667 sqm



$1,266,000

120 Swanston Street, Templestowe Lower, Victoria

DATE: 25/07/2026

PROPERTY TYPE: House

4 2

4 654 sqm



$1,242,000

56 Chatsworth Quadrant, Templestowe Lower, Victoria

DATE: 27/07/2026

PROPERTY TYPE: House

5 2

2 647 sqm

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Our Difference

SOLD Average of only 21 days on market

We pay your marketing fees

Highest price guarantee