Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 17/11/2026

Property offered for sale

Address
Including suburb and postcode: 22 Ruffey Street, Templestowe Lower Vic 3107

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	253	772

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,450,000 & $1,550,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $1,530,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,320,000 | Property type House | Suburb Templestowe Lower

Period: from 17/11/2025 to 16/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	17 Niland Rise TEMPLESTOWE 3106		
Sale price	$1,525,000	Date of sale	14/11/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	893

Comparable property 2

Address	14 Exeter Cl TEMPLESTOWE LOWER 3064		
Sale price	$1,600,000	Date of sale	24/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	728

Comparable property 3

Address	7 Hill View Pde TEMPLESTOWE LOWER 3107		
Sale price	$1,575,000	Date of sale	11/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	4	3	2	N/A	326

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=58540bf9b597cc0d8a0998db5f23a074

22 Ruffey Street, Templestowe Lower Vic 3107

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4 2 2

Rooms: 8
Property Type: House
Land Size: 772 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
17/11/2025 - 16/11/2026: $1,320,000

Comparable Properties



17 Niland Rise TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,525,000
Method: Auction Sale
Date: 14/11/2026
Property Type: House (Res)
Land Size: 893 sqm approx

Agent Comments



14 Exeter Cl TEMPLESTOWE LOWER 3064 (REI)

5 3 2

Price: $1,600,000
Method: Sold Before Auction
Date: 24/10/2026
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



7 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,575,000
Method: Private Sale
Date: 11/09/2026
Property Type: Townhouse (Single)
Land Size: 326 sqm approx

Agent Comments

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