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	4 Hill View Parade, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,347,500 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 30/09/2025 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	3 Gisborne St BULLEEN 3105	$1,270,000	06/09/2025
2	4 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	$1,222,000	30/08/2025
3	50 Marcus Rd TEMPLESTOWE LOWER 3107	$1,185,000	16/08/2025

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: 27/10/2025 12:29

4 Hill View Parade, Templestowe Lower Vic 3107

JellisCraig

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2025: $1,347,500

Comparable Properties



3 Gisborne St BULLEEN 3105 (REI/VG)

4 3 2

Price: $1,270,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments



4 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $1,222,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



50 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,185,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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