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	1/357 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,035,000

Median sale price

Median price $1,085,500 Property Type Townhouse Suburb Templestowe Lower

Period - From 18/11/2024 to 17/11/2025 Source Property Data

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	6/100 Parker St TEMPLESTOWE LOWER 3107	$1,000,000	06/09/2025
2	2/2a Hakea St TEMPLESTOWE 3106	$1,030,000	05/08/2025
3	2/84 Wood St TEMPLESTOWE 3106	$930,000	16/07/2025

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: 18/11/2025 14:33

1/357 High Street, Templestowe Lower Vic 3107



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,035,000
Median Townhouse Price
18/11/2024 - 17/11/2025: $1,085,500

Comparable Properties



6/100 Parker St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 06/09/2025
Property Type: Townhouse (Single)

Agent Comments



2/2a Hakea St TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,030,000
Method: Auction Sale
Date: 05/08/2025
Property Type: Townhouse (Res)
Land Size: 232 sqm approx

Agent Comments



2/84 Wood St TEMPLESTOWE 3106 (REI/VG)

4 3 2

Price: $930,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Townhouse (Res)
Land Size: 171 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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