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	3/17 Howitt Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $939,000

Median sale price

Median price $970,000 Property Type Unit 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	2/339 High St TEMPLESTOWE LOWER 3107	$900,000	16/08/2025
2	2/5 Serpells Rd TEMPLESTOWE 3106	$910,000	11/11/2025
3	8/12 Omar St TEMPLESTOWE LOWER 3107	$957,000	03/10/2025

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: 01/12/2025 09:20

3/17 Howitt Drive, Templestowe Lower Vic 3107

JellisCraig

Shaun Wang
8841 4888
0433 958 818
shaunwang@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$939,000
Median Unit Price
Year ending September 2025: $970,000

Comparable Properties



2/339 High St TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $900,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)
Land Size: 170 sqm approx

Agent Comments



2/5 Serpells Rd TEMPLESTOWE 3106 (REI)

3 2 2

Price: $910,000
Method: Private Sale
Date: 11/11/2025
Property Type: House (Res)

Agent Comments



8/12 Omar St TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $957,000
Method: Private Sale
Date: 03/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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