

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

1/345 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,150,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

30/03/2024

to

29/03/2025

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	1/361 High St TEMPLESTOWE LOWER 3107	\$1,200,000	13/03/2025
2	5/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$910,000	05/12/2024
3	6/26 Foote St TEMPLESTOWE LOWER 3107	\$1,060,000	30/10/2024

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:

30/03/2025 13:58

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

30/03/2024 - 29/03/2025: \$1,150,000



4 2 2

Property Type: Townhouse

Land Size: 316 sqm approx

Agent Comments

Comparable Properties



1/361 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 13/03/2025

Property Type: Townhouse (Single)



5/325 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$910,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: Townhouse (Res)

Land Size: 227 sqm approx



6/26 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 30/10/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888