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	1/369 High Street, Templestowe Lower Vic 3107
postcode	

Indicative selling price

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

Range between \$780,000 &	\$850,000
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Median sale price

Median price	\$1,355,944	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	4/53 Parker St TEMPLESTOWE LOWER 3107	\$890,000	22/09/2025
2	7/99 Foote St TEMPLESTOWE LOWER 3107	\$882,000	18/04/2025
3	3/30 Foote St TEMPLESTOWE LOWER 3107	\$695,000	13/03/2025

OR

В* 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:	15/10/2025 10:14









Property Type: House Land Size: 424 sqm approx **Agent Comments**

Indicative Selling Price \$780,000 - \$850,000 **Median House Price** September quarter 2025: \$1,355,944

Comparable Properties



4/53 Parker St TEMPLESTOWE LOWER 3107 (REI)

Price: \$890,000 Method: Private Sale Date: 22/09/2025 Property Type: Unit

Land Size: 244 sqm approx

Agent Comments



7/99 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

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Agent Comments

Price: \$882,000 Method: Private Sale Date: 18/04/2025 Property Type: Unit

Land Size: 246 sqm approx



3/30 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Price: \$695,000 Method: Private Sale Date: 13/03/2025 Property Type: Unit

Land Size: 227 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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