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	2/345 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	7A Foote St TEMPLESTOWE LOWER 3107	$1,110,000	21/02/2026
2	2/359 High St TEMPLESTOWE LOWER 3107	$1,090,000	10/01/2026
3	28 Verene Av TEMPLESTOWE LOWER 3107	$1,070,000	30/10/2025

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: 19/05/2026 17:12

2/345 High Street, Templestowe Lower Vic 3107

BARRYPLANT



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2026: $1,450,000

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.

Comparable Properties



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

3 2 2

Agent Comments

Price: $1,110,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 470 sqm approx



2/359 High St TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Agent Comments

Price: $1,090,000
Method: Private Sale
Date: 10/01/2026
Property Type: Unit
Land Size: 283 sqm approx



28 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 1

Agent Comments

Price: $1,070,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 426 sqm approx

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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