

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

2/369 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price	\$1,111,000	Property Type	Unit	Suburb	Templestowe Lower
Period - From	01/10/2025	to	31/12/2025	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	1/10 Anderson St TEMPLESTOWE 3106	\$686,000	13/11/2025
2	7/1-3 Serpells Rd TEMPLESTOWE 3106	\$711,000	19/09/2025
3	6/1 Serpells Rd TEMPLESTOWE 3106	\$620,000	26/07/2025

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:

27/01/2026 12:43

**Property Type:** Unit

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

December quarter 2025: \$1,111,000

Comparable Properties

**1/10 Anderson St TEMPLESTOWE 3106 (REI/VG)****Price:** \$686,000**Method:** Private Sale**Date:** 13/11/2025**Property Type:** Unit**Land Size:** 258 sqm approx

Agent Comments

**7/1-3 Serpells Rd TEMPLESTOWE 3106 (REI)****Price:** \$711,000**Method:** Private Sale**Date:** 19/09/2025**Property Type:** Unit**Land Size:** 174 sqm approx

Agent Comments

**6/1 Serpells Rd TEMPLESTOWE 3106 (REI/VG)****Price:** \$620,000**Method:** Auction Sale**Date:** 26/07/2025**Property Type:** Unit**Land Size:** 192 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888