

# 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

1/382 High Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,089,000

### Median sale price

Median price \$1,107,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 14/04/2025 to 13/04/2026 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	1/112 Parker St TEMPLESTOWE 3106	\$975,000	21/03/2026
2	2/359 High St TEMPLESTOWE LOWER 3107	\$1,090,000	10/01/2026
3	1/97 Foote St TEMPLESTOWE LOWER 3107	\$1,082,000	23/10/2025

**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.~~

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**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median Townhouse Price**

14/04/2025 - 13/04/2026: \$1,107,000



 3    2    2

**Property Type:** Townhouse

**Land Size:** 211 sqm approx

Agent Comments

## Comparable Properties



1/112 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

 3    2    2

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Unit



2/359 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3    2    2

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 10/01/2026

**Property Type:** Unit

**Land Size:** 283 sqm approx



1/97 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3    3    2

**Price:** \$1,082,000

**Method:** Sold Before Auction

**Date:** 23/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 201 sqm approx

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