

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 263 High Street, Templestowe Lower Vic 3107
Including suburb and postcode

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price	\$1,390,000	Property Type	House	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	18 Parker St TEMPLESTOWE LOWER 3107	\$953,000	22/09/2025
2	52 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,155,000	30/08/2025
3	2 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,190,000	11/08/2025

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:

23/01/2026 10:35



4



2



1

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Mark Di Giulio

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2025: \$1,390,000

Comparable Properties

18 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



3



1



2

Price: \$953,000

Method: Private Sale

Date: 22/09/2025

Rooms: 4

Property Type: House (Res)

Land Size: 560 sqm approx

52 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



3



1



2

Price: \$1,155,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 645 sqm approx

2 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



4



2



2

Price: \$1,190,000

Method: Private Sale

Date: 11/08/2025

Property Type: House (Res)

Land Size: 655 sqm approx

Account - Barry Plant | P: 03 9842 8888