

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

263 High Street, Templestowe Lower Vic 3107

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:

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Indicative Selling Price

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

Median House Price

December quarter 2025: \$1,390,000



 4  2  1

Property Type: House
Land Size: 648 sqm approx
Agent Comments

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