

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

2/208-210 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$1,135,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2026 to 30/06/2026 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	1/1 Paul St DONCASTER 3108	\$675,000	20/08/2026
2	2/123 Parker St TEMPLESTOWE 3106	\$625,000	30/06/2026
3	2/369 High St TEMPLESTOWE LOWER 3107	\$710,000	06/03/2026

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:

31/08/2026 13:31

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Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

June quarter 2026: \$1,135,000



 2  1  1

Property Type: Unit

Land Size: 191 sqm approx

Agent Comments

Comparable Properties



1/1 Paul St DONCASTER 3108 (REI)

Agent Comments

 2  1  2

Price: \$675,000

Method: Private Sale

Date: 20/08/2026

Property Type: Unit



2/123 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  2

Price: \$625,000

Method: Private Sale

Date: 30/06/2026

Property Type: Unit



2/369 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  1  2

Price: \$710,000

Method: Private Sale

Date: 06/03/2026

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888