

# 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

7 Hill View Parade, 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)

Single price

\$1,695,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2026

to

31/03/2026

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 | 19a Morang Av TEMPLESTOWE LOWER 3107   | \$1,440,000 | 08/05/2026   |
| 2 | 14b Balmoral Av TEMPLESTOWE LOWER 3107 | \$1,405,000 | 02/05/2026   |
| 3 | 1B Rose Av BULLEEN 3105                | \$1,550,000 | 18/04/2026   |

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:

29/06/2026 15:39



 4  3  2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,695,000

**Median House Price**

March quarter 2026: \$1,450,000

## Comparable Properties



**19a Morang Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,440,000

**Method:** Sold Before Auction

**Date:** 08/05/2026

**Property Type:** House

**Land Size:** 300 sqm approx



**14b Balmoral Av TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)



**1B Rose Av BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx

**Account - Barry Plant** | P: 03 9842 8888