

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

3/22 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,137,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 03/06/2025 to 02/06/2026 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	2/2 Eyre Ct TEMPLESTOWE LOWER 3107	\$1,188,000	23/05/2026
2	5/102 Rose Av TEMPLESTOWE LOWER 3107	\$1,135,000	08/05/2026
3	2/26 Calderwood St BULLEEN 3105	\$1,160,000	18/02/2026

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: 03/06/2026 15:10



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
03/06/2025 - 02/06/2026: \$1,137,000

Comparable Properties



2/2 Eyre Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,188,000

Method: Auction Sale

Date: 23/05/2026

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 198 sqm approx



5/102 Rose Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,135,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: Townhouse (Single)

Land Size: 240 sqm approx



2/26 Calderwood St BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,160,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888