

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 \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,099,500

Property Type Townhouse

Suburb Templestowe Lower

Period - From 03/12/2024

to

02/12/2025

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	5/321 High St TEMPLESTOWE LOWER 3107	\$1,140,000	22/11/2025
2	2A Curnola Av DONCASTER 3108	\$1,371,000	13/08/2025
3	1/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,370,000	27/05/2025

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:

03/12/2025 17:14



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

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.

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
03/12/2024 - 02/12/2025: \$1,099,500

Comparable Properties



5/321 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,140,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



2A Curnola Av DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,371,000
Method: Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 252 sqm approx



1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,370,000
Method: Private Sale
Date: 27/05/2025
Property Type: Townhouse (Res)