

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

1/2 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$1,111,000

Property Type Unit

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	1/269 Thompsons Rd TEMPLESTOWE LOWER 3107	\$850,000	11/02/2026
3	4/53 Parker St TEMPLESTOWE LOWER 3107	\$890,000	22/09/2025

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:

02/03/2026 12:48



 3  1  2

Rooms: 4
Property Type: Unit
Land Size: 508 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$895,000
Median Unit Price
December quarter 2025: \$1,111,000

Comparable Properties

18 Parker St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

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Price: \$953,000
Method:
Date: 22/09/2025
Property Type: House



1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 3  2  1

Price: \$850,000
Method: Private Sale
Date: 11/02/2026
Property Type: Unit
Land Size: 308 sqm approx



4/53 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$890,000
Method: Private Sale
Date: 22/09/2025
Property Type: Unit
Land Size: 244 sqm approx

Account - Barry Plant | P: (03) 9431 1243