

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 3/7 Herlihys Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	2/359 High St TEMPLESTOWE LOWER 3107	\$1,090,000	10/01/2026
2	2/69 Wood St TEMPLESTOWE 3106	\$1,030,000	07/11/2025
3	1/9 Rosemary St TEMPLESTOWE LOWER 3107	\$1,157,500	20/10/2025

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.~~

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3 1 2

Property Type: Unit
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
December quarter 2025: \$1,111,000

Comparable Properties



2/359 High St TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,090,000
Method: Private Sale
Date: 10/01/2026
Property Type: Unit
Land Size: 283 sqm approx



2/69 Wood St TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,030,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Unit
Land Size: 233 sqm approx



1/9 Rosemary St TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$1,157,500
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 516 sqm approx

Account - Jellis Craig | P: 03 8841 4888