

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 4 & 5/102 Rose Avenue, 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	5/321 High St TEMPLESTOWE LOWER 3107	\$1,140,000	22/11/2025
2	2/357 High St TEMPLESTOWE LOWER 3107	\$1,048,000	21/11/2025
3	4/349 High St TEMPLESTOWE LOWER 3107	\$1,240,000	17/11/2025

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: 24/02/2026 16:31



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Property Type: Townhouse
Land Size: 240 sqm approx
Agent Comments

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

Comparable Properties



5/321 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

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



2/357 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,048,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Townhouse (Res)
Land Size: 176 sqm approx



4/349 High St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

4 - -

Price: \$1,240,000
Method: Sale
Date: 17/11/2025
Property Type: Flat/Unit/Apartment (Res)

4 Bedrooms, 4 Bathrooms, 2 Car

Account - VICPROP | P: 03 8888 1011