

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 8 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 \$1,390,000 Property Type House 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	3 Arapilles Dr TEMPLESTOWE LOWER 3107	\$1,280,000	20/10/2025
2	25 Foote St TEMPLESTOWE LOWER 3107	\$1,250,000	23/09/2025
3	73 Hodgson St TEMPLESTOWE LOWER 3107	\$1,220,500	13/09/2025

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.~~

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3 1 2

Property Type: House
Land Size: 823 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



3 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 725 sqm approx



25 Foote St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

3 - -

Price: \$1,250,000
Method: Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 789 sqm approx



73 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,500
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Account - Jellis Craig | P: 03 8841 4888