

# 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 3/361 High Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,110,000 Property Type Townhouse Suburb Templestowe Lower

Period - From 17/02/2025 to 16/02/2026 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	3/15 Glendale Av TEMPLESTOWE 3106	\$1,200,000	19/12/2025
2	1/3 Gerard St TEMPLESTOWE LOWER 3107	\$1,180,000	26/11/2025
3	5/321 High St TEMPLESTOWE LOWER 3107	\$1,140,000	22/11/2025

**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: 17/02/2026 11:20



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

17/02/2025 - 16/02/2026: \$1,110,000

## Comparable Properties



3/15 Glendale Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 19/12/2025

Property Type: Townhouse (Res)



1/3 Gerard St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 304 sqm approx



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)

Account - VICPROP | P: 03 8888 1011