

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 319 High Street, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,829,000

Median sale price

Median price \$1,400,000 Property type House Suburb Templestowe Lower

Period - From Oct 2025 to Dec 2025 Source REIV

Comparable property sales

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. 26 Horsfall Street, Templestowe Lower	\$ 1,708,888	10/09/2025
2. 11 Marianne Way, Doncaster	\$ 2,028,000	14/11/2025
3. 10 Union Street, Templestowe Lower	\$ 1,770,000	20/02/2026

This Statement of Information was prepared on: 17/03/2026

Comparable properties



\$ 1,708,888

26 Horsfall Street, Templestowe Lower, Victoria

DATE: 10/09/2025

PROPERTY TYPE: HOUSE

 4  2
 2  642sqm



\$ 2,028,000

11 Marianne Way, Doncaster, Victoria

DATE: 14/11/2025

PROPERTY TYPE: HOUSE

 4  2
 2  723 sqm



\$ 1,770,000

10 Union Street, Templestowe Lower, Victoria

DATE: 20/02/2026

PROPERTY TYPE: HOUSE

 5  3
 2  713 sqm x

Get an **Instant Online Appraisal**

What's my property worth?

The Smartre™ Sale

A smarter and safer way to sell your property
without any upfront costs.

LEARN MORE