

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

2/20 Parker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$920,000

&

\$990,000

Median sale price

Median price

\$974,444

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/01/2026

to

31/03/2026

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	3/63 Anderson St TEMPLESTOWE 3106	\$960,000	04/05/2026
2	3/17 Howitt Dr TEMPLESTOWE LOWER 3107	\$909,000	10/02/2026
3	2/6 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,075,000	24/01/2026

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:

25/05/2026 14:31

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Indicative Selling Price

\$920,000 - \$990,000

Median Unit Price

March quarter 2026: \$974,444



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/63 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 04/05/2026

Property Type: Townhouse (Res)

Land Size: 216 sqm approx



3/17 Howitt Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$909,000

Method: Private Sale

Date: 10/02/2026

Property Type: Townhouse (Res)

Land Size: 178 sqm approx



2/6 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,075,000

Method: Private Sale

Date: 24/01/2026

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888