

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

243 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,376,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

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	19 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,150,000	15/07/2026
2	9 Bettina Ct TEMPLESTOWE LOWER 3107	\$1,358,000	18/06/2026
3	50 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,250,000	13/06/2026

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:

14/08/2026 12:30

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4 3 3

Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
Year ending June 2026: \$1,376,000

Comparable Properties



19 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 15/07/2026
Property Type: House
Land Size: 676 sqm approx



9 Bettina Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,358,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 831 sqm approx



50 Bryson Gr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 667 sqm approx

Account - Jellis Craig | P: 03 8841 4888