

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

40 Hotham Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,175,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

07/07/2024

to

06/07/2025

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	2/8 Nirvana Cr BULLEEN 3105	\$900,000	26/06/2025
2	2/17 High St DONCASTER 3108	\$990,000	21/06/2025
3	14 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,185,000	31/05/2025

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:

07/07/2025 21:01

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

07/07/2024 - 06/07/2025: \$1,175,000



 3  2  1

Property Type: Townhouse

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



2/8 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 26/06/2025

Property Type: Townhouse (Single)



2/17 High St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$990,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx



14 Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  1

Price: \$1,185,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888