

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

2/339 High Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$840,000

&

\$890,000

Median sale price

Median price

\$1,117,500

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

20/07/2024

to

19/07/2025

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	18 Harvest Ct DONCASTER 3108	\$810,000	23/06/2025
2	68 Harvest Ct DONCASTER 3108	\$800,000	13/06/2025
3	8 Harvest Ct DONCASTER 3108	\$890,000	06/06/2025

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:

20/07/2025 16:21

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Indicative Selling Price
\$840,000 - \$890,000
Median Townhouse Price
20/07/2024 - 19/07/2025: \$1,117,500



 3  2  2

Property Type: Townhouse
Land Size: 170 sqm approx
Agent Comments

Comparable Properties



18 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3  3  1

Price: \$810,000
Method: Private Sale
Date: 23/06/2025
Property Type: Unit



68 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3  3  2

Price: \$800,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)



8 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$890,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888