

## Property Price Statement

### Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Units offered for sale

Address  
Including suburb and postcode

1/354 High Street Templestowe Lower 3107

#### Key features of the properties

Unit type or class

Town House 1

# of bedrooms

5

# of bathrooms

3

# of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

200 - 205

Total land size (in m2) (may be a range)

280 - 300

#### Indicative selling prices

For the meaning of indicative selling price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

| Unit type or class | Single price |                  | Lower price |   | Higher price |
|--------------------|--------------|------------------|-------------|---|--------------|
| Town House 1       |              | or range between | \$1,425,000 | & | \$1,500,000  |

#### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Unit address

1/354 High Street Templestowe Lower  
3107

Seller's reserve price

N/A

#### Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$1,135,000

Suburb

Templestowe Lower

Period - From

01/04/2026

To

30/06/2026

Source

REIV

## Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

### Comparable property 1

| Address | Sale price | Date of sale |
|---------|------------|--------------|
| N/A     | N/A        | N/A          |

Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
| # of bathrooms               | N/A |
| # of car spaces              | N/A |
| Internal floor space (in m2) | N/A |
| Total land size (in m2)      | N/A |

### Comparable property 2

| Address | Sale price | Date of sale |
|---------|------------|--------------|
| N/A     | N/A        | N/A          |

Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
| # of bathrooms               | N/A |
| # of car spaces              | N/A |
| Internal floor space (in m2) | N/A |
| Total land size (in m2)      | N/A |

### Comparable property 3

| Address | Sale price | Date of sale |
|---------|------------|--------------|
| N/A     | N/A        | N/A          |

Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
| # of bathrooms               | N/A |
| # of car spaces              | N/A |
| Internal floor space (in m2) | N/A |
| Total land size (in m2)      | N/A |

### Reason there are fewer than three comparable properties for a unit type or class

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

This is a brand new build

### Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

|              |                                             |            |  |                            |  |
|--------------|---------------------------------------------|------------|--|----------------------------|--|
| Unit address | 1/354 High Street<br>Templestowe Lower 3107 | Sale price |  | Unconditional sale<br>date |  |
|--------------|---------------------------------------------|------------|--|----------------------------|--|

## Property Price Statement

### Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Units offered for sale

Address  
Including suburb and postcode

2/354 High Street Templestowe Lower 3107

#### Key features of the properties

Unit type or class

Unit 2

# of bedrooms

4

# of bathrooms

2

# of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

129 - 130

Total land size (in m2) (may be a range)

250 - 255

#### Indicative selling prices

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| Unit type or class | Single price |                  | Lower price |   | Higher price |
|--------------------|--------------|------------------|-------------|---|--------------|
| Unit 2             |              | or range between | \$1,350,000 | & | \$1,450,000  |

#### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Unit address

2/354 High Street Templestowe Lower  
3107

Seller's reserve price

N/A

#### Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$1,135,000

Suburb

Templestowe Lower

Period - From

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### Comparable property 1

| Address | Sale price | Date of sale |
|---------|------------|--------------|
| N/A     | N/A        | N/A          |

Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
| # of bathrooms               | N/A |
| # of car spaces              | N/A |
| Internal floor space (in m2) | N/A |
| Total land size (in m2)      | N/A |

### Comparable property 2

| Address | Sale price | Date of sale |
|---------|------------|--------------|
| N/A     | N/A        | N/A          |

Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
| # of bathrooms               | N/A |
| # of car spaces              | N/A |
| Internal floor space (in m2) | N/A |
| Total land size (in m2)      | N/A |

### Comparable property 3

| Address | Sale price | Date of sale |
|---------|------------|--------------|
| N/A     | N/A        | N/A          |

Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

New Single level home none around to compare

### Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

|              |                                             |            |  |                            |  |
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Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Units offered for sale

Address  
Including suburb and postcode

3/354 High Street Templestowe Lower 3107

#### Key features of the properties

Unit type or class

Unit 3

# of bedrooms

4

# of bathrooms

2

# of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

137 - 139

Total land size (in m2) (may be a range)

290 - 300

#### Indicative selling prices

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| Unit type or class | Single price |                  | Lower price |   | Higher price |
|--------------------|--------------|------------------|-------------|---|--------------|
| Unit 3             |              | or range between | \$1,375,000 | & | \$1,495,000  |

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|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
| # of bathrooms               | N/A |
| # of car spaces              | N/A |
| Internal floor space (in m2) | N/A |
| Total land size (in m2)      | N/A |

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| Address | Sale price | Date of sale |
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Key features

|                              |     |
|------------------------------|-----|
| Building Type                | N/A |
| # of bedrooms                | N/A |
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Key features

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| Building Type                | N/A |
| # of bedrooms                | N/A |
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