

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/19-21 ROSA STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,944

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/9-11 ROSEBANK TERRACE TEMPLESTOWE LOWER VIC 3107	\$971,888	21-May-26
2/10 BALMORAL AVENUE TEMPLESTOWE LOWER VIC 3107	\$930,000	29-May-26
1/35 ALFRED STREET TEMPLESTOWE LOWER VIC 3107	\$1,150,000	04-Mar-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 August 2026


**2/9-11 ROSEBANK TERRACE
TEMPLESTOWE LOWER VIC 3107**
 3  2  2

Sold Price

^{RS} **\$971,888** Sold Date **21-May-26**

 Distance **1.06km**

**2/10 BALMORAL AVENUE
TEMPLESTOWE LOWER VIC 3107**
 3  2  2

Sold Price

\$930,000 Sold Date **29-May-26**

 Distance **0.19km**

**1/35 ALFRED STREET
TEMPLESTOWE LOWER VIC 3107**
 3  2  2

Sold Price

\$1,150,000 Sold Date **04-Mar-26**

 Distance **1.08km**
RS = Recent sale

UN = Undisclosed Sale

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