

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

9 Rae Street, Templestowe Lower

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,450,000

Property type

HOUSE

Suburb

Templestowe Lower

Period - From

January 2026

to

March 2026

Source

REIV

Comparable property sales

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. 40 Alfred Street, Templestowe Lower	\$ 1,370,000	05/06/2026
2. 8 Sunhill Road, Templestowe	\$ 1,348,000	21/03/2026
3. 10 Dumossa Avenue, Bulleen	\$ 1,525,000	12/03/2026

This Statement of Information was prepared on:

1 July 2026

Comparable properties



\$1,370,000

40 Alfred Street, Templestowe Lower, Victoria

DATE: 05/06/2026

PROPERTY TYPE: HOUSE

 4
  2

 727 sqm



\$ 1,348,000

8 Sunhill Road, Templestowe, Victoria

DATE: 21/03/2026

PROPERTY TYPE: HOUSE

 3
 1
 2
 823 sqm



\$ 1,525,000

10 Dumossa Avenue, Bulleen Victoria

DATE: 12/03/2026

PROPERTY TYPE: HOUSE

 3
 1
 1
 766 sqm

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