

# 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

8 Cypress Avenue, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,185,000

### Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2026

to

30/06/2026

Source

REIV

### 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 | 46 Dellfield Dr TEMPLESTOWE LOWER 3107 | \$995,000   | 10/08/2026   |
| 2 | 19 Lynnwood Pde TEMPLESTOWE LOWER 3107 | \$1,150,000 | 15/07/2026   |
| 3 | 235 High St TEMPLESTOWE LOWER 3107     | \$1,070,000 | 06/06/2026   |

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:

26/09/2026 16:26



 4  2  2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

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**Indicative Selling Price**  
\$1,185,000

**Median House Price**  
June quarter 2026: \$1,335,000

## Comparable Properties



**46 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

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**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 10/08/2026  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**19 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 15/07/2026  
**Property Type:** House  
**Land Size:** 676 sqm approx



**235 High St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 06/06/2026  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx

**Account - Barry Plant** | P: 03 9842 8888