

# *Suburb* **INSIGHTS**

3107  
TEMPLESTOWE LOWER



Data that shapes your suburb.

**Jellis  
Craig**

# Property Prices

## Median House Price\*

Median

**\$1.37m**

Quarterly Price Change

**-2.07% ↓**

## Median Unit Price\*

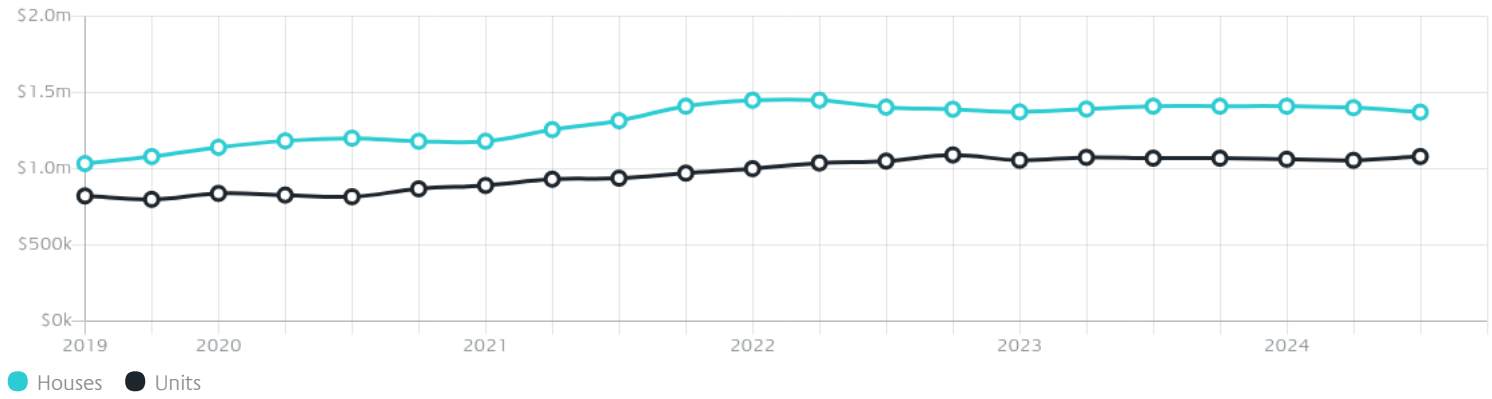
Median

**\$1.08m**

Quarterly Price Change

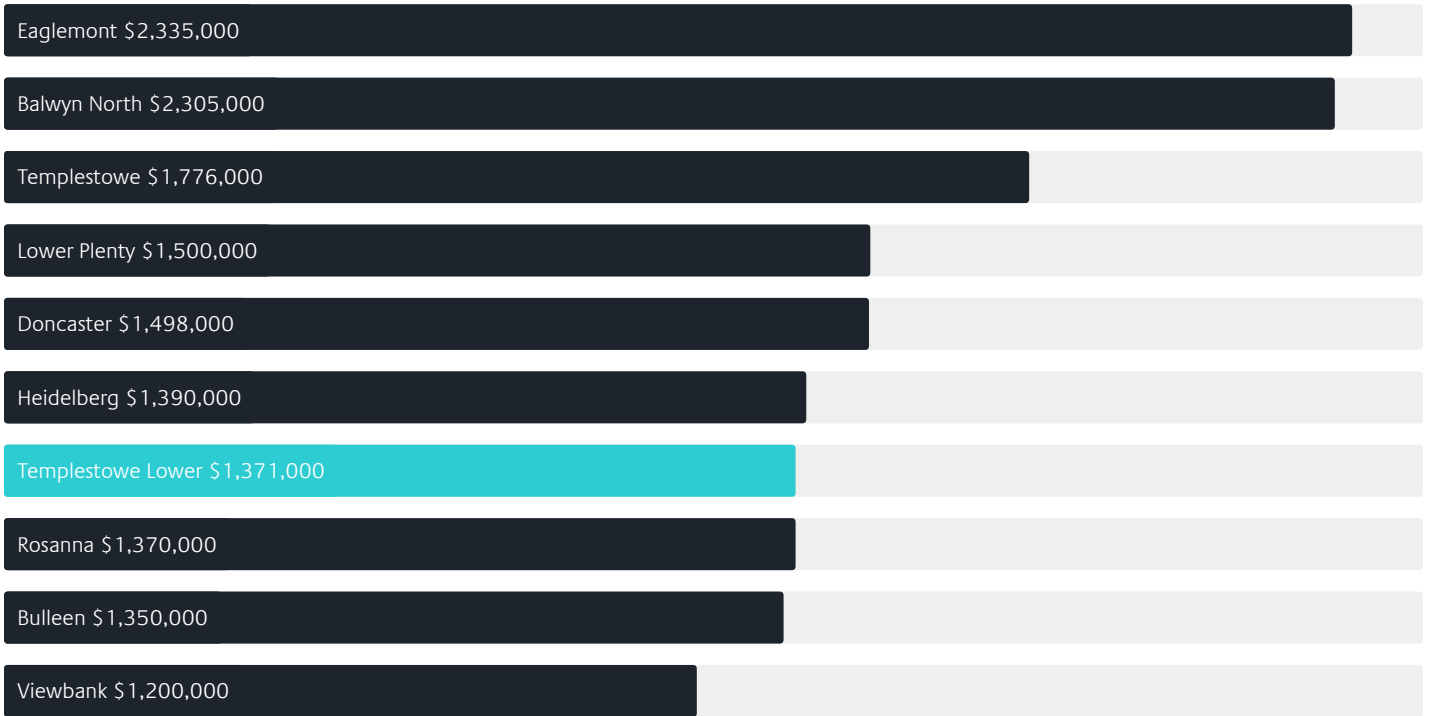
**2.36% ↑**

## Quarterly Price Change\*

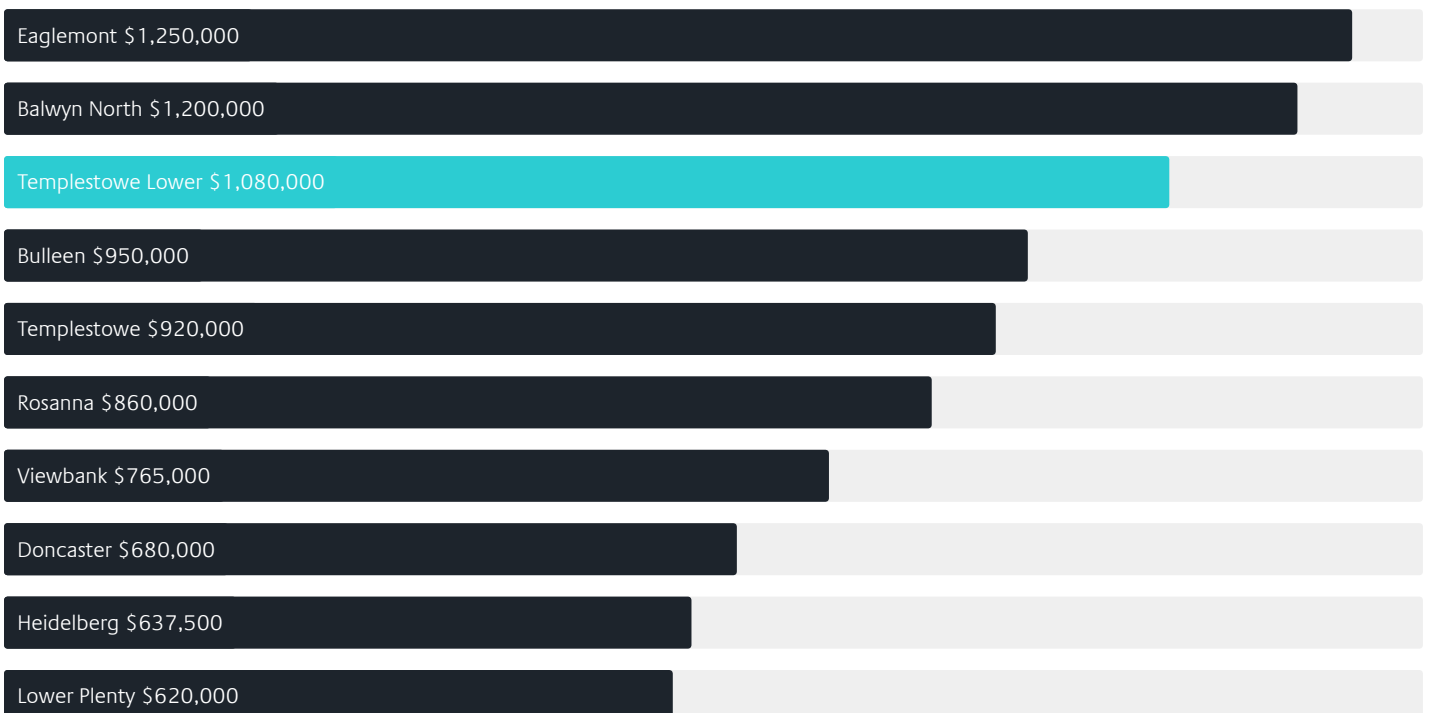


# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 80%  
● Private 20%

## Auction Clearance Rate<sup>\*</sup>

65.08%

## Median Days on Market<sup>^</sup>

30 days

## Average Hold Period<sup>\*</sup>

8.6 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 81% ● Units 19%

## Ownership<sup>^</sup>



● Owned Outright 50% ● Mortgaged 35% ● Rented 15%

## Population<sup>^</sup>

14,098

## Median Asking Rent per week<sup>\*</sup>

\$715

## Population Growth<sup>^</sup>

4.98%

## Rental Yield<sup>\*</sup>

2.72%

## Median Age<sup>^</sup>










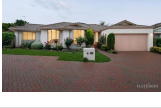
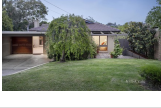

45 years

## Median Household Size<sup>^</sup>





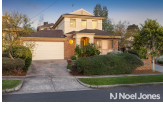







2.7 people

# Sold Properties~









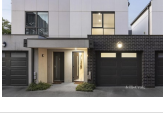

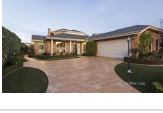

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](http://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 9/208-210 High St Templestowe Lower	2	Unit	\$665,000	30 Nov 2024
 2/88 Rose Av Templestowe Lower	3	Townhouse	\$925,000	26 Nov 2024
 15 Bilby St Templestowe Lower	5	House	\$1,600,000	23 Nov 2024
 1/3 Rae St Templestowe Lower	2	Flat/Unit/Apartment	\$450,000	21 Nov 2024
 15 Exeter Cl Templestowe Lower	5	House	\$1,235,000	18 Nov 2024
 146 Macedon Rd Templestowe Lower	3	House	\$980,000	16 Nov 2024
 8 Jeffrey St Templestowe Lower	5	House	\$1,690,000	16 Nov 2024
 25 Linton Av Templestowe Lower	3	House	\$1,235,000	16 Nov 2024
 29 Mincha Av Templestowe Lower	3	House	\$1,371,000	16 Nov 2024
 1/35 John St Templestowe Lower	3	Unit	\$1,280,000	16 Nov 2024
 20 Alburnum Cr Templestowe Lower	5	House	\$1,380,000	15 Nov 2024
 228 Thompsons Rd Templestowe Lower	4	House	\$1,260,000	15 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 12 Melaleuca Av Templestowe Lower	3	House	\$1,131,800	11 Nov 2024
 11 Jean St Templestowe Lower	3	House	\$1,310,000	09 Nov 2024
 10 Jacana Av Templestowe Lower	3	Townhouse	\$1,235,000	09 Nov 2024
 2a Buller Tce Templestowe Lower	5	House	\$1,700,000	08 Nov 2024
 1/10 Hodgson St Templestowe Lower	3	Townhouse	\$1,110,000	31 Oct 2024
 2/34 Glenair St Templestowe Lower	3	Townhouse	\$975,000	29 Oct 2024
 3 Newbury Cl Templestowe Lower	3	House	\$1,382,000	27 Oct 2024
 5 Hill View Pde Templestowe Lower	3	House	\$1,302,000	26 Oct 2024
 6 Bilby St Templestowe Lower	3	House	\$1,310,000	26 Oct 2024
 1 Janet St Templestowe Lower	3	House	\$1,255,000	26 Oct 2024
 48 Balmoral Av Templestowe Lower	4	Townhouse	\$1,305,000	26 Oct 2024
 11 Jeffrey St Templestowe Lower	4	House	\$1,645,000	23 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 21 Glenair St Templestowe Lower	5	House	\$2,950,000	19 Oct 2024
 138 Macedon Rd Templestowe Lower	4	House	\$1,506,000	19 Oct 2024
 12A Gertrude St Templestowe Lower	4	Townhouse	\$1,446,690	18 Oct 2024
 23 Rooney St Templestowe Lower	3	House	\$1,300,000	17 Oct 2024
 6 Sylvia St Templestowe Lower	3	House	\$1,300,000	16 Oct 2024
 43 Herlihys Rd Templestowe Lower	4	House	\$1,655,000	15 Oct 2024
 5/231 High St TEMPLESTOWE LOWER	2	Apartment	\$500,000	13 Oct 2024
 294 Manningham Rd Templestowe Lower	6	House	\$1,350,000	12 Oct 2024
 7/35 Foote St Templestowe Lower	2	Townhouse	\$715,000	11 Oct 2024
 2/100 Foote St Templestowe Lower	4	Townhouse	\$990,000	09 Oct 2024
 22 Rosa St Templestowe Lower	4	House	\$2,220,000	05 Oct 2024
 5/32 John St Templestowe Lower	3	Unit	\$825,000	05 Oct 2024



Doncaster Office  
Level 1 / 1006 Doncaster Road, Doncaster  
03 8841 4888

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/12/2024

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.