

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.36m**

Quarterly Price Change

**-0.80% ↓**

## Median Unit Price\*

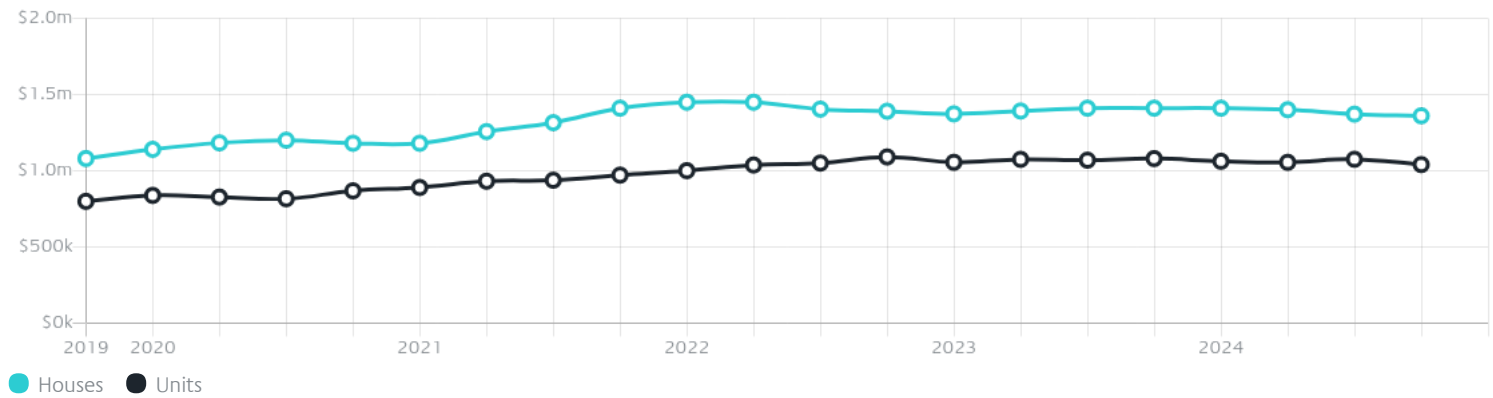
Median

**\$1.04m**

Quarterly Price Change

**-3.25% ↓**

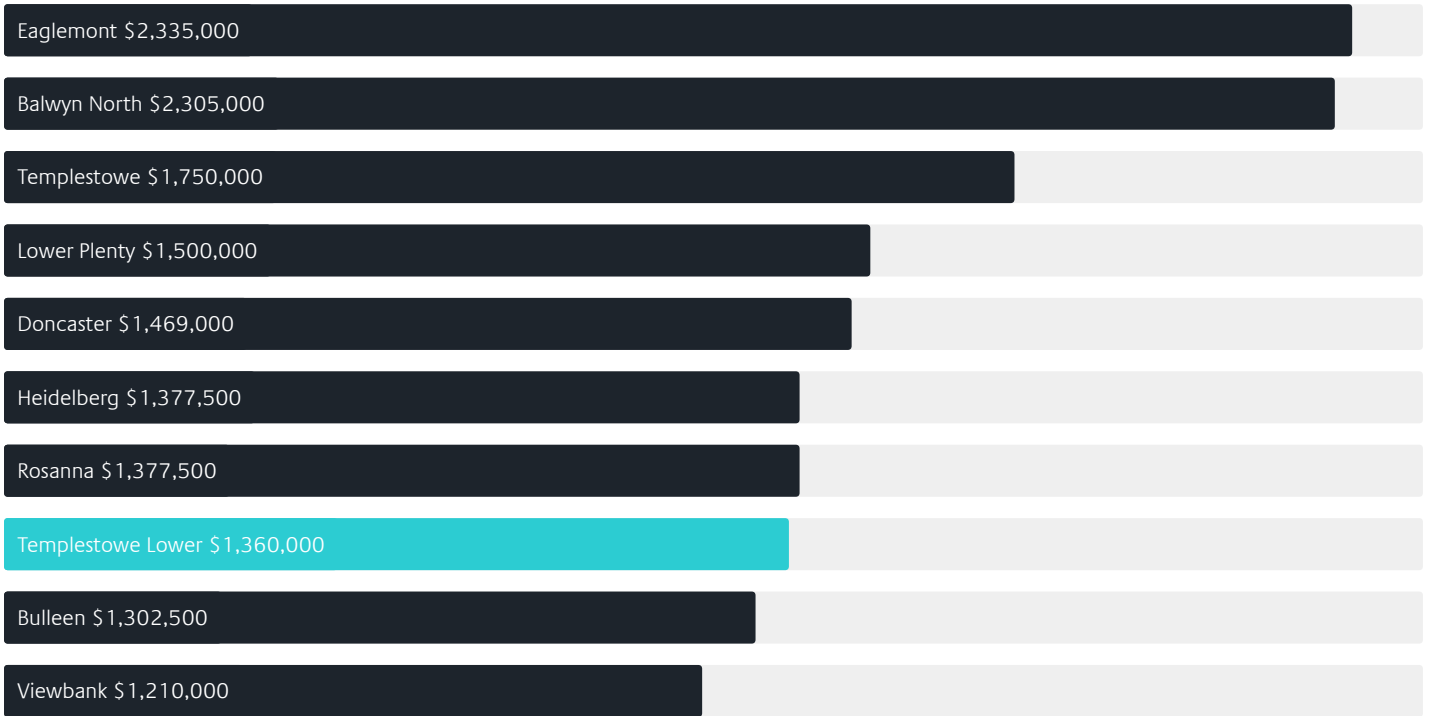
## Quarterly Price Change\*



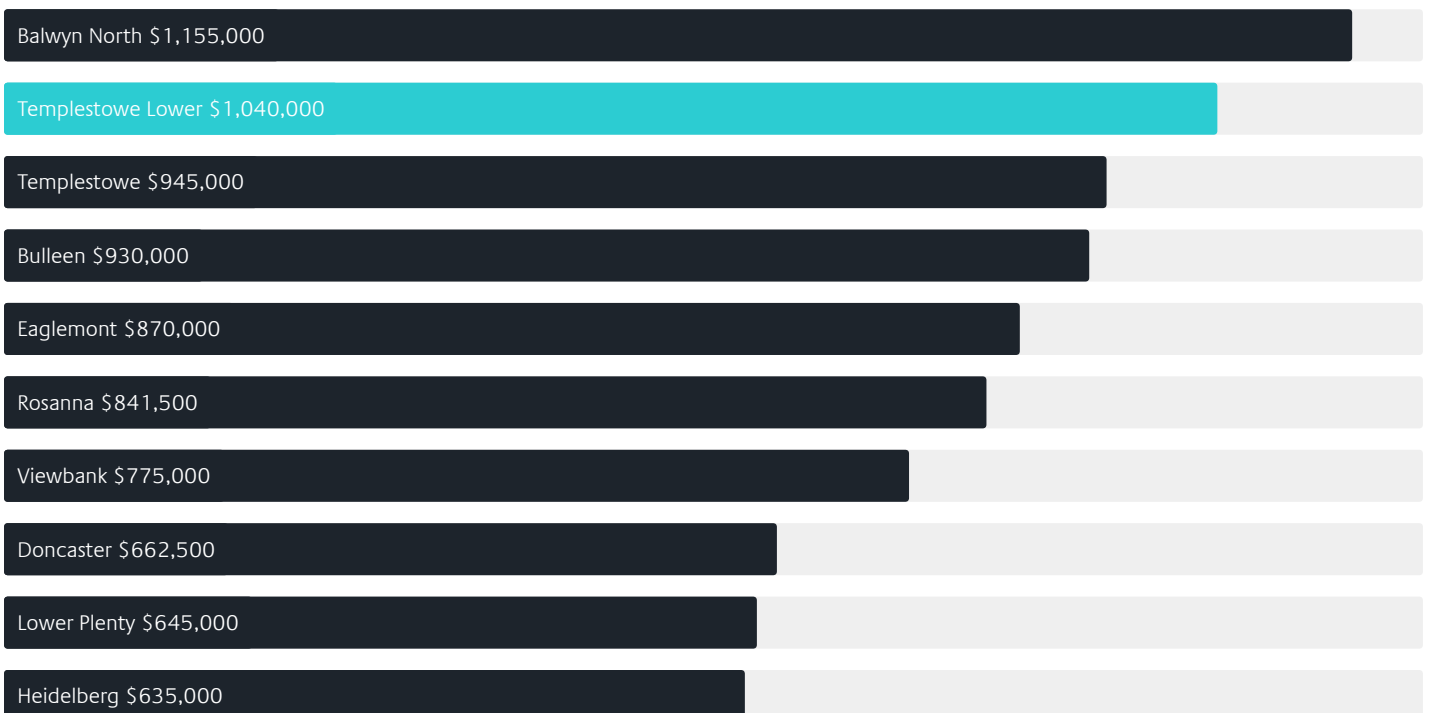
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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



● Auction 90%  
● Private 10%

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

62.22%

## 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>

\$700

## 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 [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4 Linton Av Templestowe Lower	5	House	\$1,430,000	31 Jan 2025
 42 Lowan Av Templestowe Lower	4	House	\$1,061,000	29 Jan 2025
 29 Gertrude St Templestowe Lower	3	House	\$955,000	25 Jan 2025
 16 Sylvia St Templestowe Lower	4	House	\$1,245,000	25 Jan 2025
 20 Chatsworth Qdrnt Templestowe Lower	4	Townhouse	\$1,535,000	15 Jan 2025
 63 Waratah Dr Templestowe Lower	3	Townhouse	\$1,040,000	30 Dec 2024
 2 Genoa Ct Templestowe Lower	3	House	\$1,215,000	24 Dec 2024
 5/207 Manningham Rd Templestowe Lower	2	Townhouse	\$723,000	23 Dec 2024
 53 Olympus Dr Templestowe Lower	4	House	\$1,475,000	21 Dec 2024
 10 Ironbark Dr Templestowe Lower	4	House	\$1,280,000	21 Dec 2024
 9 Dellfield Dr Templestowe Lower	5	House	\$1,287,000	14 Dec 2024
 371 George St Templestowe Lower	4	House	\$1,201,000	14 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Merri St Templestowe Lower	4	House	\$1,210,000	13 Dec 2024
 10 Chatsworth Qdrnt Templestowe Lower	4	House	\$1,585,000	12 Dec 2024
 60 Feathertop Av Templestowe Lower	3	House	\$1,362,000	07 Dec 2024
 20 Kanooka Av Templestowe Lower	3	House	\$1,120,000	07 Dec 2024
 21 Gidgee Av Templestowe Lower	4	House	\$1,450,000	05 Dec 2024
 104/181 Manningham Rd Templestowe Lower	2	Apartment	\$611,332	03 Dec 2024
 5/365 High St Templestowe Lower	3	Townhouse	\$970,000	02 Dec 2024
 9/208-210 High St Templestowe Lower	2	Unit	\$665,000	30 Nov 2024
 23 Bryson Gr Templestowe Lower	5	House	\$2,380,000	27 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Exeter Cl Templestowe Lower	5	House	\$1,235,000	18 Nov 2024
 29 Mincha Av Templestowe Lower	3	House	\$1,371,000	16 Nov 2024
 8 Jeffrey St Templestowe Lower	5	House	\$1,690,000	16 Nov 2024
 146 Macedon Rd Templestowe Lower	3	House	\$980,000	16 Nov 2024
 25 Linton Av Templestowe Lower	3	House	\$1,235,000	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
 48 Chatsworth Qdrnt Templestowe Lower	4	House	\$1,100,000	15 Nov 2024
 12 Melaleuca Av Templestowe Lower	3	House	\$1,131,800	11 Nov 2024
 103 Pleasant Rd Templestowe Lower	4	House	\$1,100,000	09 Nov 2024
 11 Jean St Templestowe Lower	3	House	\$1,310,000	09 Nov 2024



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Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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