

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$1.35m

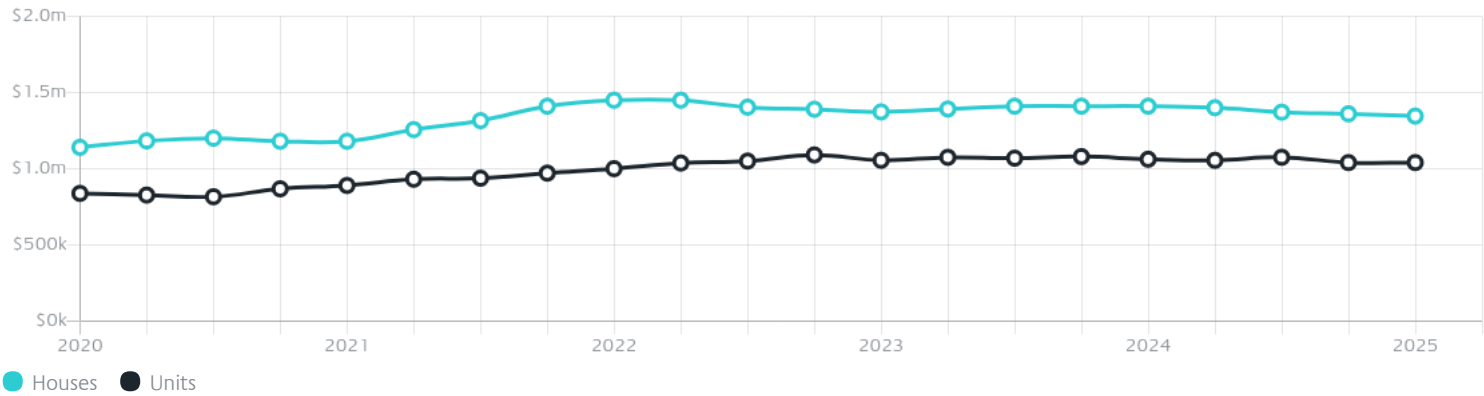
Quarterly Price Change
-1.10% ↓

Median Unit Price*

Median
\$1.04m

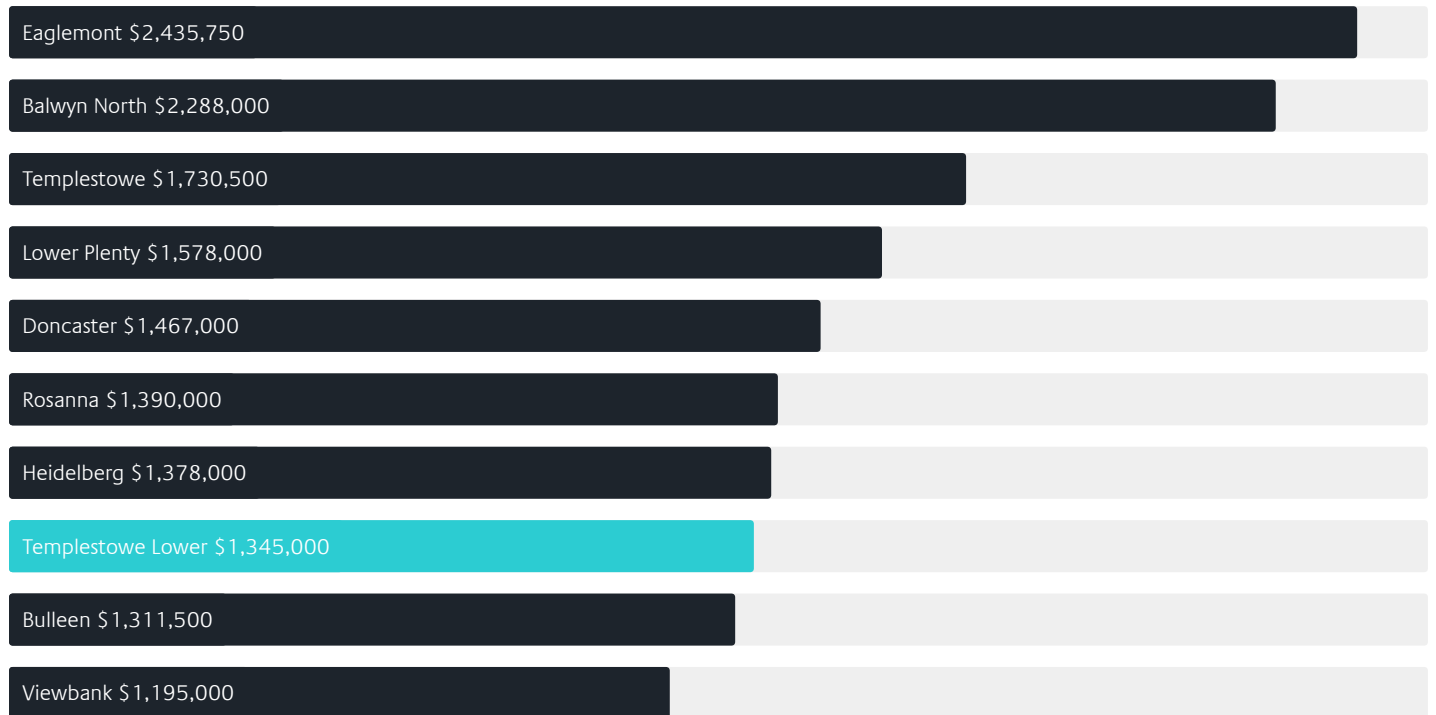
Quarterly Price Change
0.00% ↓

Quarterly Price Change*

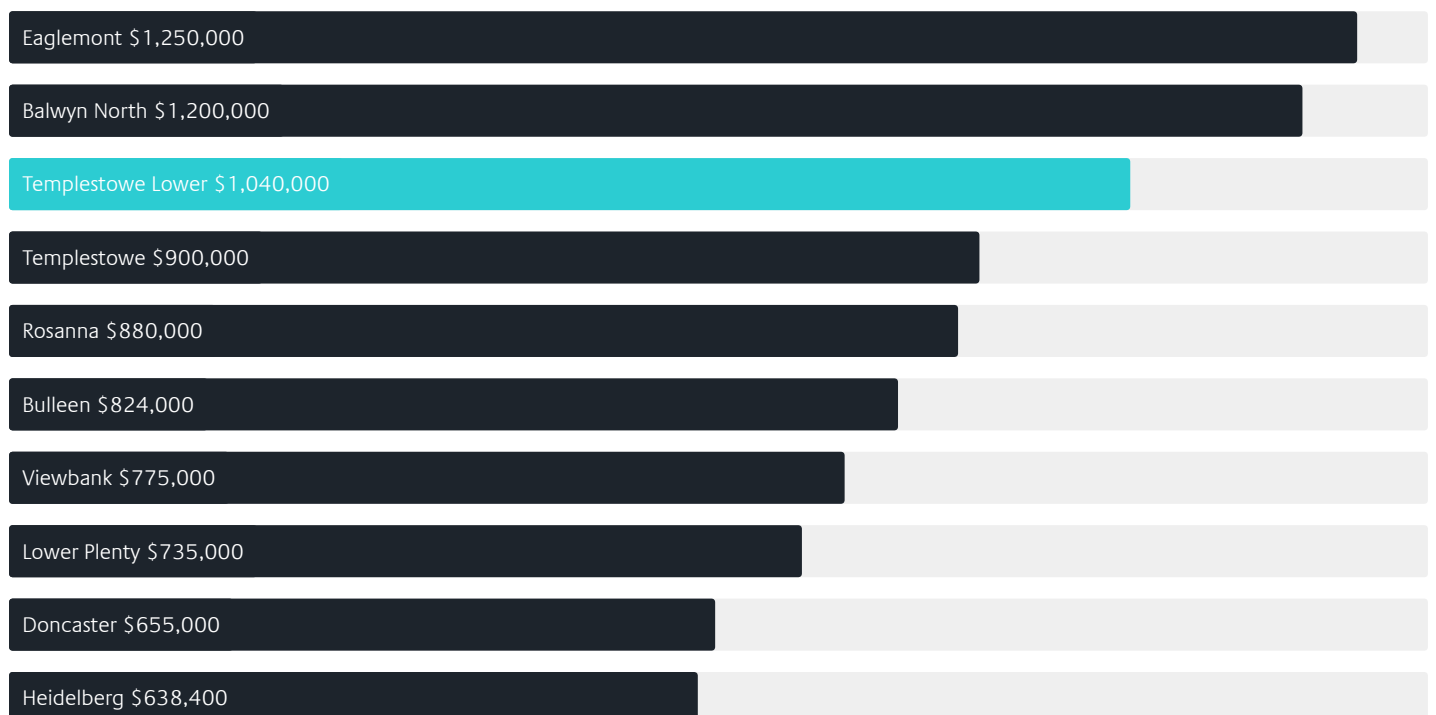


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 61%
● Private 39%

Auction Clearance Rate*

67.39%

Median Days on Market^

26 days

Average Hold Period*

8.6 years

Insights

Dwelling Type^



● Houses 81% ● Units 19%

Ownership^



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

Population^

14,098

Median Asking Rent per week*

\$720

Population Growth^

4.98%

Rental Yield*

2.72%

Median Age^







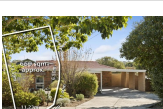
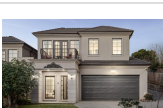
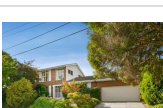

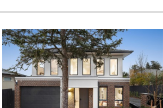

45 years

Median Household Size^













2.7 people

Sold Properties~









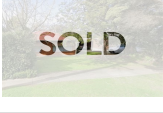

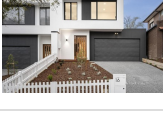

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 39 Eric Av Templestowe Lower	4	House	\$1,305,000	21 Jun 2025
 63 Astley St Templestowe Lower	5	House	\$2,075,000	21 Jun 2025
 16 Balmoral Av Templestowe Lower	3	House	\$1,340,000	21 Jun 2025
 1 Milsom Av Templestowe Lower	3	House	\$1,205,000	18 Jun 2025
 28 Heather Gr Templestowe Lower	3	House	\$1,300,500	14 Jun 2025
 2/1 Pentlowe Av TEMPLESTOWE LOWER	3	Townhouse	\$1,250,000	14 Jun 2025
 3 Hickory St Templestowe Lower	4	House	\$1,265,000	14 Jun 2025
 2/2 Ashford St Templestowe Lower	4	Townhouse	\$1,453,000	14 Jun 2025
 28 Ironbark Dr Templestowe Lower	5	House	\$1,588,000	07 Jun 2025
 14 Balmoral Av Templestowe Lower	3	Townhouse	\$1,185,000	31 May 2025
 1/22 Sunhill Rd Templestowe Lower	4	Townhouse	\$1,370,000	27 May 2025
 2/1 Eyre Ct Templestowe Lower	4	Townhouse	\$1,200,000	26 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 32 Mincha Av Templestowe Lower	5	House	\$1,300,000	26 May 2025
 2/20 Ashford St TEMPLESTOWE LOWER	3	Townhouse	\$1,225,000	24 May 2025
 241a High St Templestowe Lower	4	Townhouse	\$1,450,000	24 May 2025
 1 Windsor Rd Templestowe Lower	3	House	\$1,180,000	24 May 2025
 3/47 John St Templestowe Lower	3	Townhouse	\$920,000	23 May 2025
 34a Marcus Rd Templestowe Lower	4	House	\$1,490,000	20 May 2025
 5/382-384 High St Templestowe Lower	3	Townhouse	\$890,000	19 May 2025
 16 Montpellier Cr Templestowe Lower	4	House	\$1,350,000	17 May 2025
 54 Hodgson St Templestowe Lower	4	House	\$1,535,000	16 May 2025
 30 Fairbank Cr Templestowe Lower	3	House	\$1,300,000	14 May 2025
 47 Lowan Av Templestowe Lower	4	House	\$1,038,000	13 May 2025
 4/382-384 High St Templestowe Lower	3	Townhouse	\$905,000	12 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 346 Thompsons Rd Templestowe Lower	3	House	\$1,325,000	11 May 2025
 136 Swanston St Templestowe Lower	3	House	\$1,117,500	10 May 2025
 1/345 High St Templestowe Lower	4	Townhouse	\$1,125,000	10 May 2025
 3/45 John St Templestowe Lower	2	Unit	\$760,000	10 May 2025
 1/81-83 Glenair Ct Templestowe Lower	4	Townhouse	\$1,635,000	10 May 2025
 3/20 Parker St Templestowe Lower	3	Townhouse	\$990,000	07 May 2025
 3/1 Lakeview Tce Templestowe Lower	3	Townhouse	\$790,000	07 May 2025
 61 Hodgson St Templestowe Lower	3	House	\$1,420,000	03 May 2025
 24 Palmerston Av Templestowe Lower	4	House	\$1,280,000	29 Apr 2025
 4/380 High St Templestowe Lower	2	Unit	\$616,000	29 Apr 2025
 16 Pentlowe Av Templestowe Lower	4	House	\$1,460,000	26 Apr 2025
 6 Merri St Templestowe Lower	4	House	\$1,668,000	25 Apr 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* 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.