



Templestowe Lower Suburb Report



Your connection to property insights



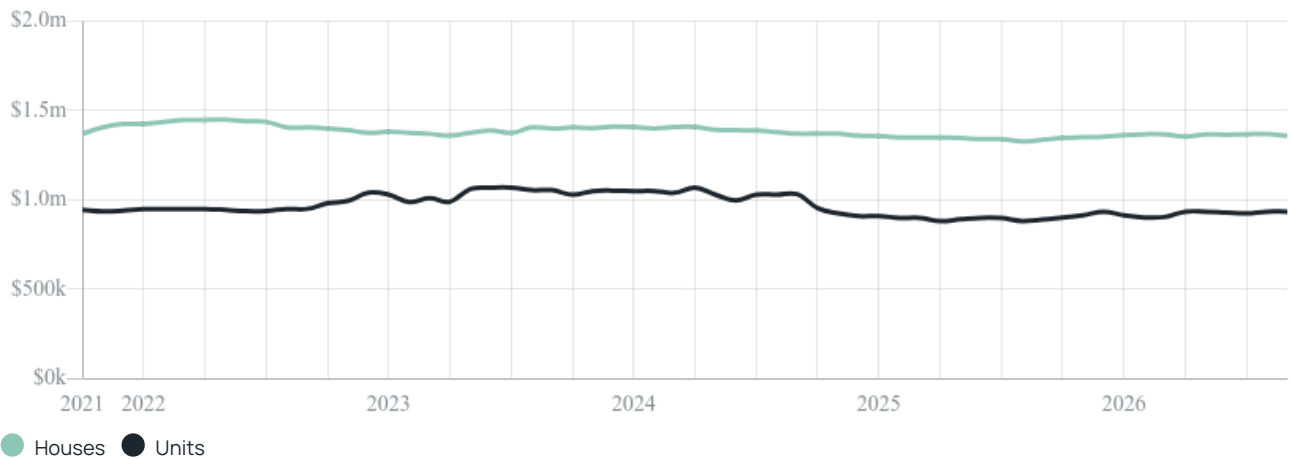
JellisCraig

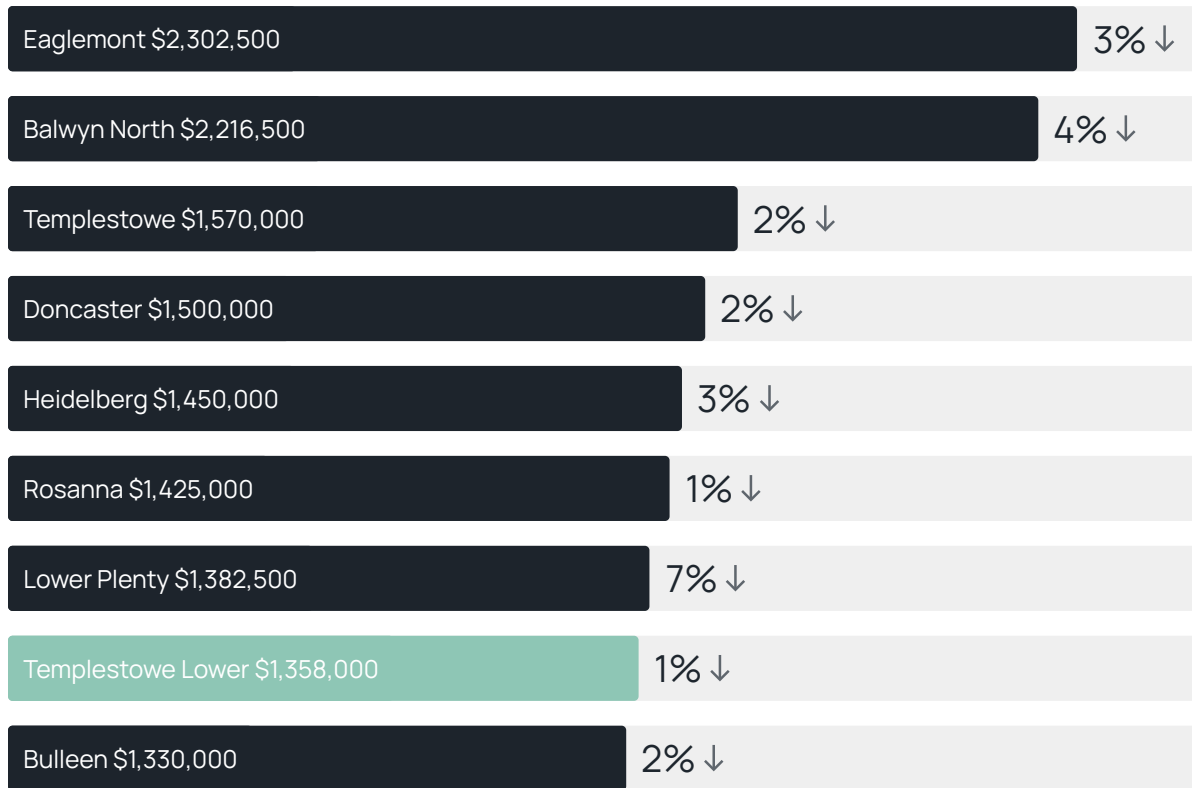
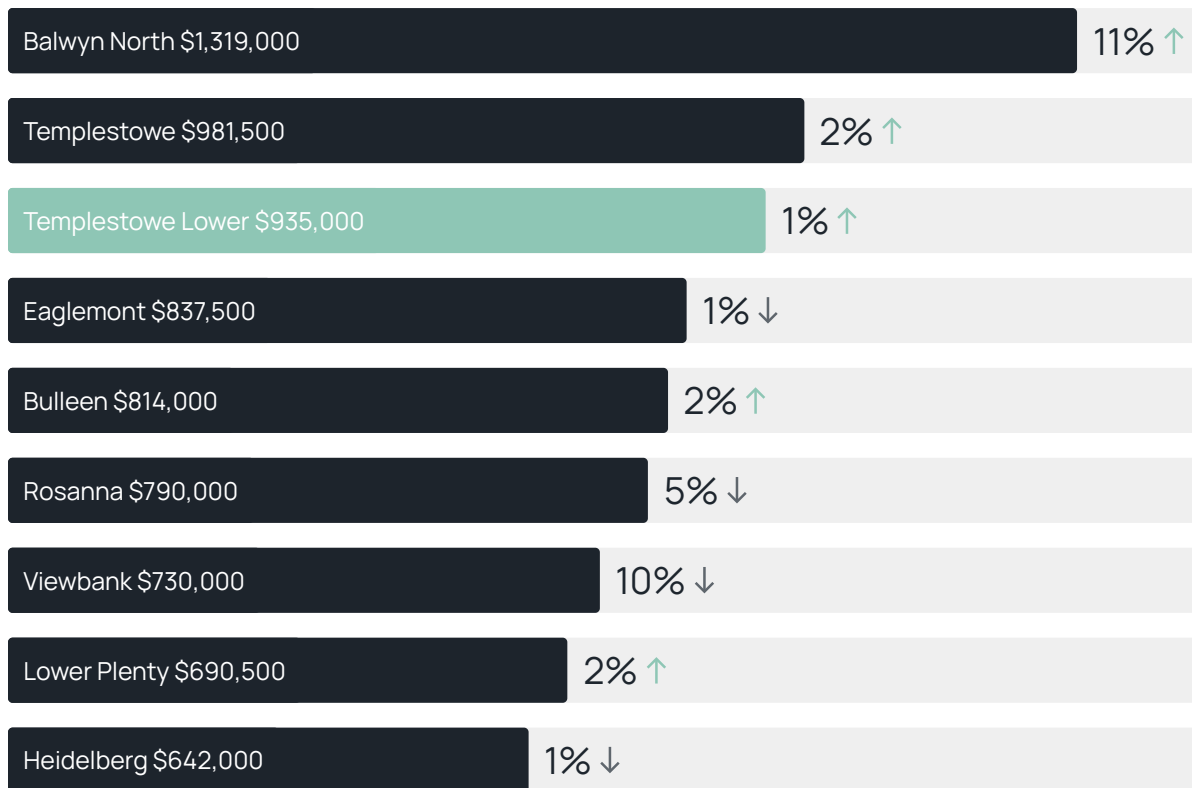
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.36m	-0.73% ↓	\$935k	0.00% ↓

Templestowe Lower monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 44%
● Private 56%

Auction clearance rate⁴

46%

Median days on market⁵

House

Unit

31 days

33 days

Average hold period¹

House

Unit

16.9 years

13.2 years

Dwelling type⁷

● Houses 99% ● Units 1%

Ownership⁷

● Owned outright 49% ● Mortgaged 33% ● Rented 18%

Population⁷

14,098

Population growth⁷

4.98%

Median age⁷

45 years

Median household size⁷

2.7 people

Median asking rent per week¹

House

Unit

\$800

\$650

Rental yield⁸

House

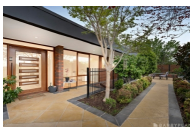
Unit

3.28%

4.2%

Recent Templestowe Lower sales⁵

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 8 Chatsworth Quadrant Templestowe Lower	4	House	\$1,680,000	31 Oct 2026
 14 Exeter Close Templestowe Lower	5	House	\$1,600,000	31 Oct 2026
 4 Artemis Court Templestowe Lower	4	House	\$1,145,000	31 Oct 2026
 16 Esther St Templestowe Lower	3	House	\$1,275,000	29 Oct 2026
 205-207 High Street Templestowe Lower	0	Residential_land	\$1,800,000	27 Oct 2026
 27 Dellfield Drive Templestowe Lower	3	House	\$1,180,000	24 Oct 2026
 9 Richard Street Templestowe Lower	5	House	\$1,601,000	24 Oct 2026
 31A Alfred Street Templestowe Lower	4	Townhouse	\$1,600,000	16 Oct 2026
 1/88 Rose Avenue Templestowe Lower	3	Unit	\$820,000	14 Oct 2026
 21 Astley Street Templestowe Lower	4	House	\$1,230,000	14 Oct 2026

TEMPLESTOWE LOWER SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Caroline Drive Templestowe Lower	5	House	\$1,700,000	12 Oct 2026
 5a Rae Street Templestowe Lower	4	House	Undisclosed	10 Oct 2026
 6 Beacon Court Templestowe Lower	4	House	\$1,420,000	10 Oct 2026
 3 Trevatt Avenue Templestowe Lower	4	House	\$1,250,000	10 Oct 2026
 61 Parker Street Templestowe Lower	0	Residential_land	\$990,000	10 Oct 2026
 3/2 Gordons Road Templestowe Lower	3	Unit	\$795,000	07 Oct 2026
 28 Morang Avenue Templestowe Lower	0	Residential_land	\$1,051,000	03 Oct 2026
 8 Cypress Avenue Templestowe Lower	4	House	\$1,170,000	30 Sep 2026
 2/204 Templestowe Road Templestowe Lower	2	Unit	\$647,500	29 Sep 2026
 2 Dove Court Templestowe Lower	4	House	\$1,241,000	26 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 67 Ironbark Drive Templestowe Lower	4	House	Undisclosed	19 Sep 2026
 2/208-210 High Street Templestowe Lower	2	Unit	\$550,000	18 Sep 2026
 4/329-331 Thompsons Road Templestowe Lower	3	Townhouse	\$832,000	14 Sep 2026
 243 High Street Templestowe Lower	4	House	\$1,245,000	12 Sep 2026
 7 Hill View Parade Templestowe Lower	4	Townhouse	\$1,575,000	11 Sep 2026
 2/20 Parker Street Templestowe Lower	3	Townhouse	\$880,000	09 Sep 2026
 20 Michael Street Templestowe Lower	3	House	\$1,162,500	08 Sep 2026
 22 Morang Avenue Templestowe Lower	4	House	\$1,320,000	03 Sep 2026
 164 Templestowe Road Templestowe Lower	3	House	\$1,098,000	29 Aug 2026
 12 Stanlake Rise Templestowe Lower	5	House	\$1,460,000	28 Aug 2026



Jellis Craig Doncaster
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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