



Templestowe Lower Suburb Report



Your connection to property insights



JellisCraig

TEMPLESTOWE LOWER SUBURB REPORT

Median house price¹

Median

\$1.37m

Quarterly price change

0.00% ↓

Median unit price¹

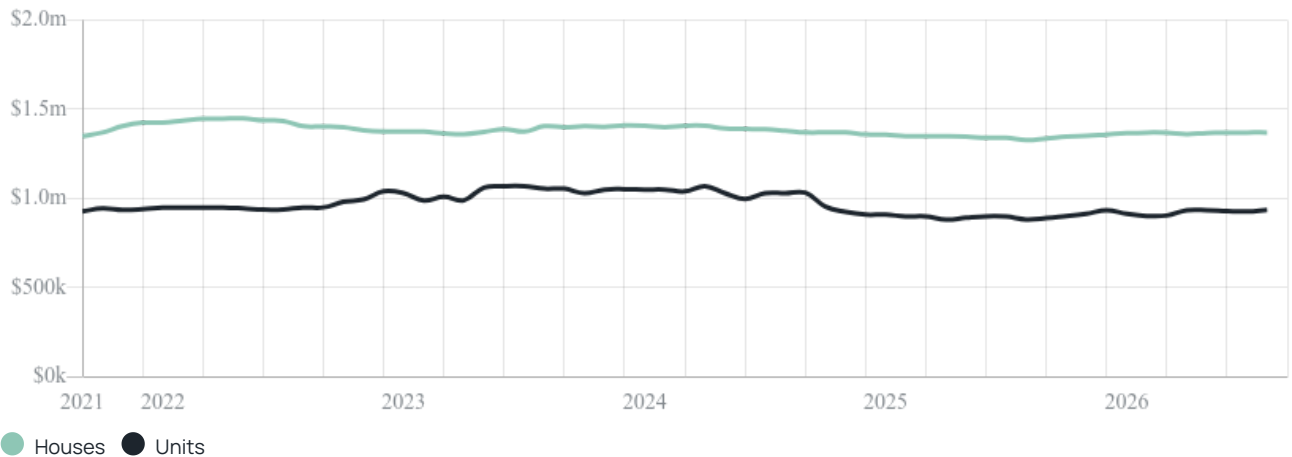
Median

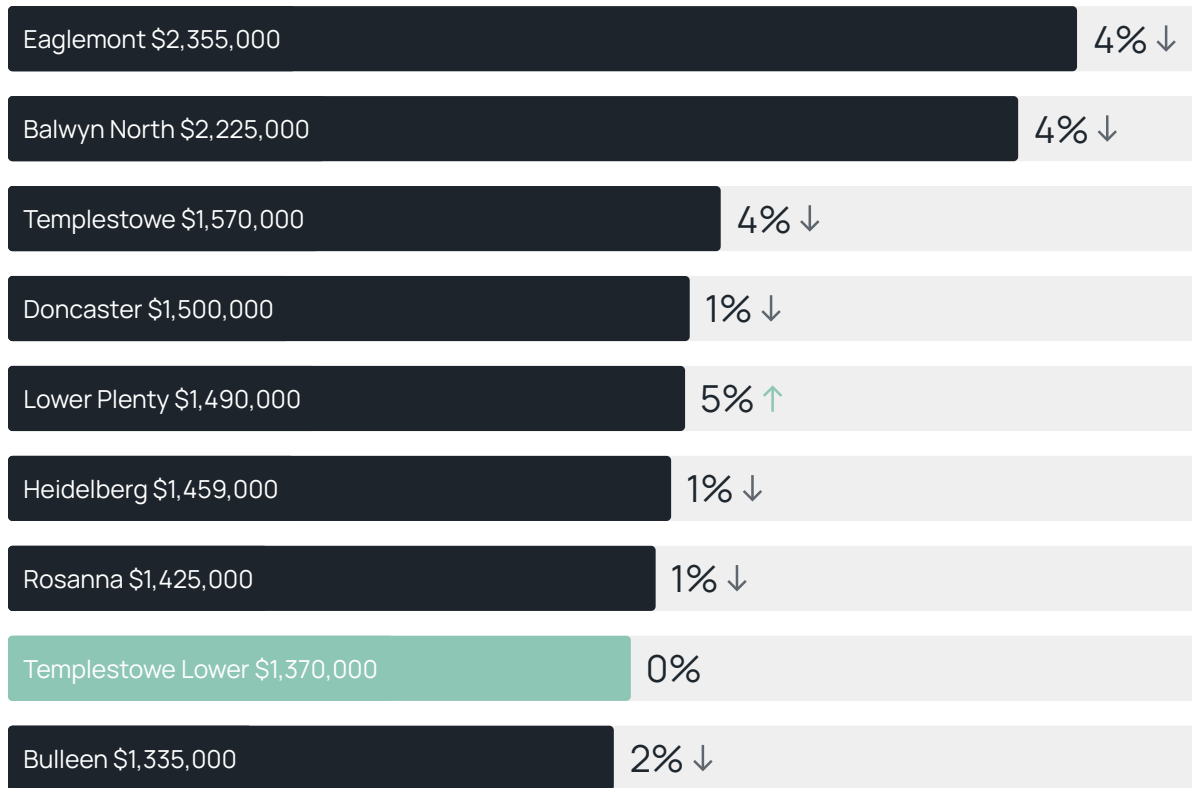
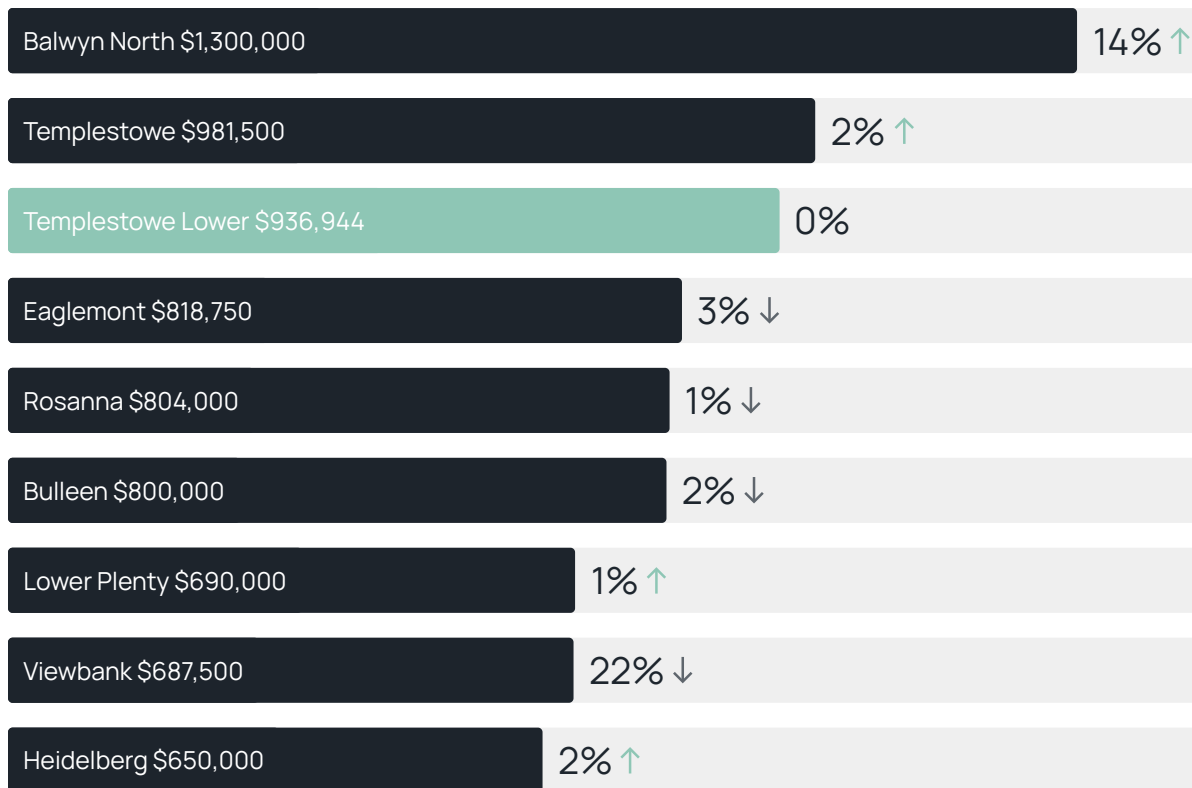
\$937k

Quarterly price change

1.02% ↑

Templestowe Lower quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 48%
● Private 52%

Auction clearance rate³

48.15%

Median days on market³

House

Unit

31 days

31 days

Jellis Craig average inspection attendance per listing⁴

44 groups

Average hold period¹

House

Unit

16.7 years

12.9 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

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

Population⁵

14,098

Median asking rent per week¹

Unit

\$800

\$650

Population growth⁵

4.98%

Rental yield¹

House

Unit

3.27%

4.25%

Median age⁵

45 years

Median household size⁵

2.7 people

Recent Templestowe Lower sales²

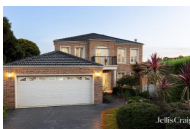
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 8 Cypress Avenue Templestowe Lower	4	House	\$1,170,000	30 Sep 2026
 2 Dove Court Templestowe Lower	4	House	\$1,241,000	26 Sep 2026
 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
 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

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Address	Bedrooms	Type	Price	Sold
 12 Stanlake Rise Templestowe Lower	5	House	\$1,460,000	28 Aug 2026
 61 Rose Avenue Templestowe Lower	4	House	Undisclosed	26 Aug 2026
 1/44 Macedon Road Templestowe Lower	3	House	\$1,200,000	26 Aug 2026
 9 Rae Street Templestowe Lower	5	House	Undisclosed	17 Aug 2026
 3 Bedford Court Templestowe Lower	4	House	\$1,263,000	15 Aug 2026
 46 Dellfield Drive Templestowe Lower	4	House	\$995,000	10 Aug 2026
 47 Sunrise Crescent Templestowe Lower	3	House	\$1,050,000	10 Aug 2026
 29 Morang Avenue Templestowe Lower	3	House	\$1,210,000	08 Aug 2026
 6 Melaleuca Avenue Templestowe Lower	4	House	\$1,210,000	08 Aug 2026
 29 Heather Grove Templestowe Lower	4	House	\$1,181,000	08 Aug 2026

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Address	Bedrooms	Type	Price	Sold
 9/3 Venn Mews Templestowe Lower	2	Townhouse	\$778,000	07 Aug 2026
 28 David Road Templestowe Lower	5	House	Undisclosed	07 Aug 2026
 33 Bilby Street Templestowe Lower	5	House	\$1,730,000	05 Aug 2026
 1/32 Eric Avenue Templestowe Lower	4	Townhouse	Undisclosed	03 Aug 2026
 17 Waratah Drive Templestowe Lower	3	House	\$1,110,000	03 Aug 2026
 56 Chatsworth Quadrant Templestowe Lower	5	House	\$1,242,000	27 Jul 2026
 120 Swanston Street Templestowe Lower	4	House	\$1,266,000	25 Jul 2026
 33 Astley Street Templestowe Lower	4	House	\$1,170,000	23 Jul 2026
 1/15-17 Hazel Drive Templestowe Lower	4	Townhouse	\$1,450,000	22 Jul 2026
 7 Macedon Court Templestowe Lower	6	House	Undisclosed	22 Jul 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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