

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 4/136 Parker Street, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,038,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Templestowe

Period - From 01/10/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	63 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,040,000	30/12/2024
2	2/11 June Cr TEMPLESTOWE 3106	\$950,000	10/12/2024
3	2/1 Gambier Av TEMPLESTOWE LOWER 3107	\$1,050,000	25/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/02/2025 11:36

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Indicative Selling Price

\$1,038,000

Median Unit Price

December quarter 2024: \$950,000



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,040,000

Method: Private Sale

Date: 30/12/2024

Property Type: Townhouse (Single)

Land Size: 301 sqm approx



2/11 June Cr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 10/12/2024

Property Type: Townhouse (Res)

Land Size: 164 sqm approx



2/1 Gambier Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 25/11/2024

Property Type: Townhouse (Res)

Land Size: 312 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000