

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,056,000

### 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	5/365 High St TEMPLESTOWE LOWER 3107	\$970,000	02/12/2024
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: 20/01/2025 16:29



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 30/12/2024

**Property Type:** Townhouse (Single)

**Land Size:** 301 sqm approx



**5/365 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$970,000

**Method:** Private Sale

**Date:** 02/12/2024

**Property Type:** Townhouse (Single)

**Land Size:** 210 sqm approx



**2/1 Gambier Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 25/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 312 sqm approx

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