

## 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

3/140 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)

Single price

\$1,150,000

### Median sale price

Median price

\$613,750

Property Type

Unit

Suburb

Templestowe

Period - From

01/01/2025

to

31/03/2025

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.

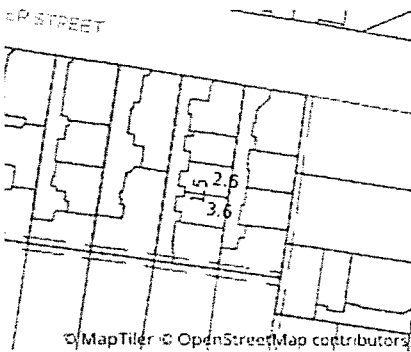
	Address of comparable property	Price	Date of sale
1	1/361 High St TEMPLESTOWE LOWER 3107	\$1,200,000	13/03/2025
2	3/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,188,000	11/03/2025
3	63 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,040,000	30/12/2024

**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:

11/04/2025 14:28



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,150,000  
Median Unit Price  
March quarter 2025: \$613,750

## Comparable Properties



1/361 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,200,000  
Method: Private Sale  
Date: 13/03/2025  
Property Type: Townhouse (Single)



3/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,188,000  
Method: Private Sale  
Date: 11/03/2025  
Property Type: Townhouse (Single)



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

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