

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

2/84 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$995,000 Property Type Townhouse Suburb Templestowe

Period - From 15/04/2024 to 14/04/2025 Source Property Data

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	2/85 Atkinson St TEMPLESTOWE 3106	\$995,000	25/02/2025
2	5/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$910,000	05/12/2024
3	6/26 Foote St TEMPLESTOWE LOWER 3107	\$1,060,000	30/10/2024

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:

15/04/2025 16:35

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 4  3  2

Property Type: Townhouse
Land Size: 171sqm sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median Townhouse Price
15/04/2024 - 14/04/2025: \$995,000

Comparable Properties



2/85 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$995,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 139 sqm approx



5/325 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$910,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Townhouse (Res)
Land Size: 227 sqm approx



6/26 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,060,000
Method: Private Sale
Date: 30/10/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888