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

10 Atkinson Street, Templestowe Vic 3106

Indicative selling price

For the meaning of this	price see consumer.vic.go	v.au/underquoting
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Single price \$1,275,000

Median sale price

Median price	\$1,590,000	Pro	perty Type	House		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.

Ad	dress of comparable property	Price	Date of sale
1	23 Wood St TEMPLESTOWE 3106	\$1,335,000	05/04/2025
2	24 Atkinson St TEMPLESTOWE 3106	\$1,618,000	15/03/2025
3	8 Atkinson St TEMPLESTOWE 3106	\$1,350,000	01/02/2025

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:

07/04/2025 09:19



10 Atkinson Street, Templestowe Vic 3106







Property Type: Agent Comments 0402 425 715 eddie@billschlink.com.au Indicative Selling Price \$1,275,000

Eddie Fakhri 9846 2111

Median House Price March quarter 2025: \$1,590,000

Comparable Properties

23 Wood St TEMPLESTOWE 3106 (REI) 4 2 2 2 Price: \$1,335,000 Method: Auction Sale Date: 05/04/2025 Property Type: House Land Size: 761 sqm approx	Agent Comments
24 Atkinson St TEMPLESTOWE 3106 (REI) 4 2 4 Price: \$1,618,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 963 sqm approx	Agent Comments
8 Atkinson St TEMPLESTOWE 3106 (REI) 4 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 01/02/2025 Property Type: House Land Size: 740 sqm approx	Agent Comments

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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