

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

Single price \$1,275,000

### Median sale price

Median price \$1,590,000

Property 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.

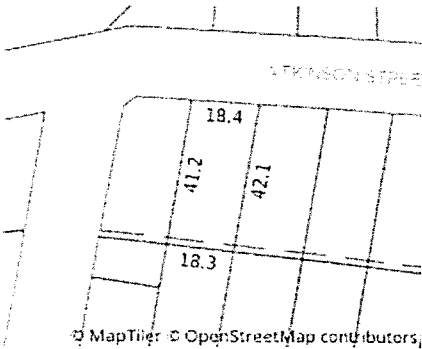
	Address of comparable property	Price	Date of sale
1	23 Wood St TEMPLESTOWE 3106	\$1,335,000	05/04/2025
2	24 Atkinson St TEMPLESTOWE 3106	\$1,618,000	15/03/2025
3	8 Atkinson St TEMPLESTOWE 3106	\$1,350,000	01/02/2025

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



Property Type:  
Agent Comments

## Comparable Properties



23 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,335,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House  
Land Size: 761 sqm approx



24 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,618,000  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: House (Res)  
Land Size: 963 sqm approx



8 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,350,000  
Method: Auction Sale  
Date: 01/02/2025  
Property Type: House  
Land Size: 740 sqm approx