

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

1/100 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$800,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Templestowe

Period - From 01/04/2024

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	2/13 Glendale Av TEMPLESTOWE 3106	\$900,000	07/04/2025
2	6/243 Williamsons Rd TEMPLESTOWE 3106	\$755,000	15/03/2025
3	2/31 Glenair St TEMPLESTOWE LOWER 3107	\$915,000	06/02/2025

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:

11/04/2025 14:48

1/100 Wood Street, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

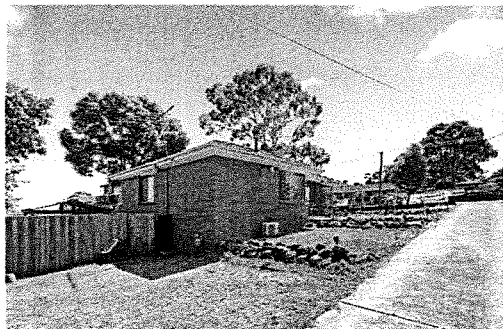
isaac@billschlink.com.au

Indicative Selling Price

\$800,000

Median Unit Price

Year ending March 2025: \$900,000



2 2 1

Property Type: Unit

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



2/13 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 1

Price: \$900,000

Method: Expression of Interest

Date: 07/04/2025

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



6/243 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

2 3 1

Price: \$755,000

Method: Private Sale

Date: 15/03/2025

Property Type: Townhouse (Single)

Land Size: 357 sqm approx



2/31 Glenair St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 1

Price: \$915,000

Method: Private Sale

Date: 06/02/2025

Property Type: Unit

Land Size: 315 sqm approx

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



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