Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/101 James Street, Templestowe Vic 3106

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,000,000	Pro	perty Type To	wnhouse		Suburb	Templestowe
Period - From	05/05/2024	to	04/05/2025	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,188,000	11/03/2025
2	63 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,040,000	30/12/2024
3	50 Mclachlan St TEMPLESTOWE 3106	\$1,500,000	14/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2025 17:14





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Indicative Selling Price \$1,300,000 - \$1,400,000 Median Townhouse Price 05/05/2024 - 04/05/2025: \$1,000,000

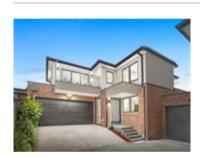




Property Type: Townhouse **Land Size:** 325 sqm approx

Agent Comments

Comparable Properties



3/369 Thompsons Rd TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,188,000 **Method:** Private Sale **Date:** 11/03/2025

Property Type: Townhouse (Single)

Agent Comments



63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG)

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Agent Comments

Price: \$1,040,000 **Method:** Private Sale **Date:** 30/12/2024

Property Type: Townhouse (Single) **Land Size:** 301 sqm approx



50 Mclachlan St TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,500,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: Townhouse (Res) **Land Size:** 341 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



