

# 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

1/101 James Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

05/05/2024

to

04/05/2025

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 | 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 comparable properties 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



 4  3  2

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

## Comparable Properties



**3/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  3  2

**Price:** \$1,188,000  
**Method:** Private Sale  
**Date:** 11/03/2025  
**Property Type:** Townhouse (Single)



**63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 341 sqm approx

**Account - Barry Plant** | P: 03 9842 8888