

# 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 Lower Vic 3107

### Indicative selling price

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

Single price

\$1,350,000

### Median sale price

Median price

\$1,110,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

12/08/2024

to

11/08/2025

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	21 Kenman CI TEMPLESTOWE 3106	\$1,110,000	02/08/2025
2	18 Ruffey St TEMPLESTOWE LOWER 3107	\$1,375,000	10/07/2025
3	2/1 Eyre Ct TEMPLESTOWE LOWER 3107	\$1,200,000	26/05/2025

**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:

12/08/2025 15:39



 4    3    2

**Property Type:** Townhouse

**Land Size:** 325 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000

**Median Townhouse Price**

12/08/2024 - 11/08/2025: \$1,110,000

## Comparable Properties



**21 Kenman CI TEMPLESTOWE 3106 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 02/08/2025

**Property Type:** House (Res)



**18 Ruffey St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,375,000

**Method:** Private Sale

**Date:** 10/07/2025

**Property Type:** House



**2/1 Eyre Ct TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 26/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 190 sqm approx

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