

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

1/97 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,055,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 07/10/2024

to

06/10/2025

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	1/107 Wood St TEMPLESTOWE 3106	\$1,290,000	19/09/2025
2	2/339 High St TEMPLESTOWE LOWER 3107	\$900,000	16/08/2025
3	3/20 Parker St TEMPLESTOWE LOWER 3107	\$990,000	07/05/2025

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:

07/10/2025 09:59



 3  3  2

Property Type: Townhouse
Land Size: 201 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median Townhouse Price
07/10/2024 - 06/10/2025: \$1,055,000

Comparable Properties

1/107 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  3  2

Price: \$1,290,000
Method: Sold Before Auction
Date: 19/09/2025
Property Type: Townhouse (Res)



2/339 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$900,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)
Land Size: 170 sqm approx



3/20 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  3  2

Price: \$990,000
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Single)
Land Size: 203 sqm approx