

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	126 Atkinson Street, Templestowe Vic 3106
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,590,000	Property Type	House	Suburb	Templestowe
Period - From	01/01/2025	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	17 Unwin St TEMPLESTOWE 3106	\$1,265,000	18/06/2025
2	37 Wood St TEMPLESTOWE 3106	\$1,305,000	17/05/2025
3	10 Atkinson St TEMPLESTOWE 3106	\$1,275,000	14/04/2025

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:	20/06/2025 09:22
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.26 Atkinson Street, Templestowe Vic 3106



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Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2025: \$1,590,000



4 2 0

Rooms: 8
Property Type: House (Res)
Land Size: 745.724 sqm approx
[Agent Comments](#)

Comparable Properties



17 Unwin St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,265,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 809 sqm approx



37 Wood St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

5 3 2

Price: \$1,305,000
Method: Private Sale
Date: 17/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 847 sqm approx



10 Atkinson St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

4 1 1

Price: \$1,275,000
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)
Land Size: 761 sqm approx

ccount - Harcourts Manningham | P: 03 9842 8000



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