

# 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

2/8 Foote Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,099,500

Property Type Townhouse

Suburb Templestowe Lower

Period - From 11/09/2024

to

10/09/2025

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	6/100 Parker St TEMPLESTOWE LOWER 3107	\$1,000,000	06/09/2025
2	2/84 Wood St TEMPLESTOWE 3106	\$930,000	16/07/2025
3	6/250 Williamsons Rd TEMPLESTOWE 3106	\$1,080,000	13/06/2025

**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:

11/09/2025 13:37



4
 3
 2

**Property Type:** Townhouse (Res)

**Land Size:** 196 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

11/09/2024 - 10/09/2025: \$1,099,500

## Comparable Properties



**6/100 Parker St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4
 2
 2

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

**Method:** Private Sale

**Date:** 06/09/2025

**Property Type:** Townhouse (Single)



**2/84 Wood St TEMPLESTOWE 3106 (REI)**

Agent Comments

4
 3
 2

**Price:** \$930,000

**Method:** Sold Before Auction

**Date:** 16/07/2025

**Property Type:** Townhouse (Res)

**Land Size:** 171 sqm approx



**6/250 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

4
 3
 2

**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 13/06/2025

**Property Type:** Townhouse (Res)

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