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	2/8 Foote Street, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,099,500	Pro	perty Type To	wnhouse		Suburb	Templestowe Lower
Period - From	11/09/2024	to	10/09/2025	Sou	urce	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

Add	dress 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 comparableproperties 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







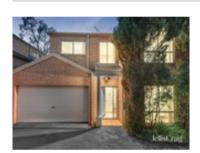


Property Type: Townhouse (Res) Land Size: 196 sqm approx

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)

Price: \$1,000,000 Method: Private Sale Date: 06/09/2025

Property Type: Townhouse (Single)

Agent Comments



2/84 Wood St TEMPLESTOWE 3106 (REI)

Price: \$930,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Townhouse (Res) Land Size: 171 sqm approx

Agent Comments



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

Agent Comments

Price: \$1,080,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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