

# 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

2/84 Wood Street, Templestowe Vic 3106

### Indicative selling price

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

Single price

\$930,000

### Median sale price

Median price

\$997,500

Property Type

Townhouse

Suburb

Templestowe

Period - From

14/05/2024

to

13/05/2025

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	5/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$910,000	05/12/2024
2	5/365 High St TEMPLESTOWE LOWER 3107	\$970,000	02/12/2024
3	6/26 Foote St TEMPLESTOWE LOWER 3107	\$1,060,000	30/10/2024

**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:

14/05/2025 13:58



4   
 3   
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**Property Type:** Townhouse  
 (Single)  
**Land Size:** 171 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$930,000  
**Median Townhouse Price**  
 14/05/2024 - 13/05/2025: \$997,500

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.

## Comparable Properties



**5/325 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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**Price:** \$910,000  
**Method:** Sold Before Auction  
**Date:** 05/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 227 sqm approx



**5/365 High St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

3   
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**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 210 sqm approx



**6/26 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 30/10/2024  
**Property Type:** Townhouse (Single)

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