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	2/84 Wood Street, Templestowe Vic 3106
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$880,000	&	\$930,000
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Median sale price

Median price	\$1,010,500	Pro	perty Type To	wnhouse		Suburb	Templestowe
Period - From	11/07/2024	to	10/07/2025	Sou	urce	Property	v 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	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

В* 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:	11/07/2025 16:35









Property Type: Townhouse

(Single)

Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$930,000 Median Townhouse Price 11/07/2024 - 10/07/2025: \$1,010,500

Agent Comments

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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)







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)

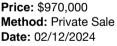
3











Property Type: Townhouse (Single) **Land Size:** 210 sqm approx

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



1





a 2

Price: \$1,060,000 Method: Private Sale Date: 30/10/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



