

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

3/140 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$613,750

Property Type Unit

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.

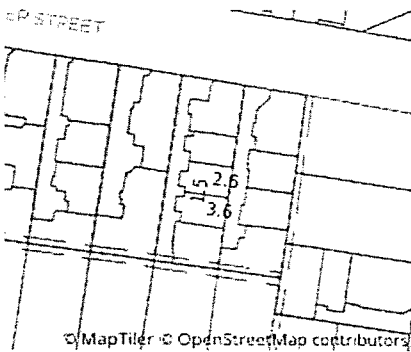
	Address of comparable property	Price	Date of sale
1	1/361 High St TEMPLESTOWE LOWER 3107	\$1,200,000	13/03/2025
2	3/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,188,000	11/03/2025
3	63 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,040,000	30/12/2024

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:

11/04/2025 14:28



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000
Median Unit Price
March quarter 2025: \$613,750

Comparable Properties



1/361 High St TEMPLESTOWE LOWER 3107 (REI)
Agent Comments

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 13/03/2025
Property Type: Townhouse (Single)



3/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)
Agent Comments

 3  3  2

Price: \$1,188,000
Method: Private Sale
Date: 11/03/2025
Property Type: Townhouse (Single)



63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)
Agent Comments

 3  2  2

Price: \$1,040,000
Method: Private Sale
Date: 30/12/2024
Property Type: Townhouse (Single)
Land Size: 301 sqm approx