

## 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

39 JAMES STREET TEMPLESTOWE VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Templestowe

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 4 BALSAM STREET TEMPLESTOWE LOWER VIC 3107 | \$1,067,000 | 27-May-25 |
| 75 ANDERSON STREET TEMPLESTOWE VIC 3106    | \$1,100,000 | 03-Mar-25 |
| 13 PALM COURT TEMPLESTOWE LOWER VIC 3107   | \$1,100,000 | 28-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 19 August 2025

Adrian Garra  
M 0412319453  
E adrian.garra@noeljones.com.au



**4 BALSAM STREET TEMPLESTOWE LOWER VIC 3107** Sold Price **\$1,067,000** Sold Date **27-May-25**

 4  2  2

Distance **1.99km**



**75 ANDERSON STREET TEMPLESTOWE VIC 3106** Sold Price **\$1,100,000** Sold Date **03-Mar-25**

 3  1  2

Distance **0.95km**



**13 PALM COURT TEMPLESTOWE LOWER VIC 3107** Sold Price Sold Date **28-Mar-25**

 3  1  1

Distance **1.94km**

**RS** = Recent sale **UN** = Undisclosed Sale

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