

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

4/136 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$980,000 & \$1,038,000

Median sale price

Median price \$900,000 Property Type Unit Suburb Templestowe

Period - From 01/04/2025 to 30/06/2025 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	2/2a Hakea St TEMPLESTOWE 3106	\$1,030,000	05/08/2025
2	2/84 Wood St TEMPLESTOWE 3106	\$930,000	16/07/2025
3	2/365 High St TEMPLESTOWE LOWER 3107	\$1,019,980	11/07/2025

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:

21/08/2025 11:49

4/136 Parker Street, Templestowe Vic 3106

Harcourts

William Zhu

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Indicative Selling Price

\$980,000 - \$1,038,000

Median Unit Price

June quarter 2025: \$900,000



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/2a Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Auction Sale

Date: 05/08/2025

Property Type: Townhouse (Res)

Land Size: 232 sqm approx



2/84 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$930,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Townhouse (Res)

Land Size: 171 sqm approx



2/365 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,019,980

Method: Private Sale

Date: 11/07/2025

Property Type: Townhouse (Res)

Account - Harcourts Manningham | P: 03 9842 8000



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