

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

5/140 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,190,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

18/02/2025

to

17/02/2026

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	1/49 John St TEMPLESTOWE LOWER 3107	\$1,288,000	06/12/2025
2	2/41 John St TEMPLESTOWE LOWER 3107	\$1,290,000	06/12/2025
3	3f Ashford St TEMPLESTOWE LOWER 3107	\$1,250,000	01/10/2025

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:

18/02/2026 09:32



Property Type:
Agent Comments

Indicative Selling Price
\$1,190,000
Median Townhouse Price
18/02/2025 - 17/02/2026: \$1,090,000

Comparable Properties



1/49 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,288,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)
Land Size: 242 sqm approx



2/41 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



3f Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)

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