Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/140 Parker Street, Templestowe Vic 3106
Including suburb and	·
postcode	

Indicative selling price

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

Single price \$1,290,000

Median sale price

Median price	\$890,000	Pro	perty Type Un	t	Suburb	Templestowe
Period - From	01/07/2025	to	30/09/2025	Sourc	eREIV	

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

1	1/140 Parker St TEMPLESTOWE 3106	\$1,260,000	24/05/2025
2	1/107 Wood St TEMPLESTOWE 3106	\$1,290,000	19/09/2025
3	35a Wood St TEMPLESTOWE 3106	\$1,446,500	13/07/2025

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:	19/11/2025 13:44
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Date of sale

i/140 Parker Street, Templestowe Vic 3106







Indicative Selling Price \$1,290,000 Median Unit Price September quarter 2025: \$890,000

Comparable Properties

1/140 Parker St TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$1,260,000

Method:

Date: 24/05/2025 Property Type: House

1/107 Wood St TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$1,290,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: Townhouse (Res)

35a Wood St TEMPLESTOWE 3106 (REI)

• MINE





Agent Comments

Price: \$1,446,500

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Method: Sold Before Auction

Date: 13/07/2025

Property Type: Townhouse (Res)

ccount - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241





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