

# 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

52 Wood 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)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$980,000

Property Type Townhouse

Suburb Templestowe

Period - From 05/06/2024

to

04/06/2025

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	1/345 High St TEMPLESTOWE LOWER 3107	\$1,125,000	10/05/2025
2	1/361 High St TEMPLESTOWE LOWER 3107	\$1,200,000	13/03/2025
3	3/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,188,000	11/03/2025

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:

05/06/2025 16:30



4   3   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
05/06/2024 - 04/06/2025: \$980,000

## Comparable Properties



**1/345 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4   2   2

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 316 sqm approx



**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/VG)**

Agent Comments

3   3   2

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