

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

121 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2026

to

30/06/2026

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	98 Parker St TEMPLESTOWE LOWER 3107	\$1,080,000	30/06/2026
2	47 Linton Av TEMPLESTOWE LOWER 3107	\$1,100,000	05/05/2026
3	8 Ardgowar Ct TEMPLESTOWE LOWER 3107	\$1,020,000	18/04/2026

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:

15/07/2026 17:24



Property Type:

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,495,000

Comparable Properties



98 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,080,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 867 sqm approx



47 Linton Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 646 sqm approx



8 Ardgowder Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799