

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$987,500

Property Type

Townhouse

Suburb

Templestowe

Period - From

19/05/2024

to

18/05/2025

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	2/11 Clarke St TEMPLESTOWE 3106	\$1,100,500	12/04/2025
3	2/1 Gambier Av TEMPLESTOWE LOWER 3107	\$1,050,000	25/11/2024

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:

19/05/2025 13:44



 4  3  2

Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
19/05/2024 - 18/05/2025: \$987,500

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 (Res)
Land Size: 316 sqm approx



2/11 Clarke St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,100,500
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit
Land Size: 337 sqm approx



2/1 Gambier Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 25/11/2024
Property Type: Townhouse (Res)
Land Size: 312 sqm approx