

# 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

1/106 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 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	2/34 Glenair St TEMPLESTOWE LOWER 3107	\$975,000	29/10/2024
2	2/5 Verbena St TEMPLESTOWE 3106	\$965,000	21/09/2024
3	3/106 Wood St TEMPLESTOWE 3106	\$644,300	01/06/2024

**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:

26/11/2024 10:02



 3    2    1

**Property Type:** Townhouse  
**Land Size:** 178 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$950,000  
**Median House Price**  
 September quarter 2024: \$1,750,000

## Comparable Properties



**2/34 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG)**   Agent Comments

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**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** Townhouse (Single)



**2/5 Verbena St TEMPLESTOWE 3106 (REI)**   Agent Comments

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**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Townhouse (Res)



**3/106 Wood St TEMPLESTOWE 3106 (REI/VG)**   Agent Comments

 2    2    1

**Price:** \$644,300  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** Townhouse (Res)

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