

# 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

134-136 Atkinson 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 \$2,700,000

&

\$2,970,000

### Median sale price

Median price \$1,600,000

Property Type House

Suburb Templestowe

Period - From 01/07/2025

to

30/09/2025

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	5 Caprice Ct TEMPLESTOWE 3106	\$2,850,000	22/11/2025
2	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025
3	13 Princely Tce TEMPLESTOWE 3106	\$2,800,000	18/07/2025

**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:

24/11/2025 12:20



 4    2    5

**Property Type:** House  
**Land Size:** 2225 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,970,000  
**Median House Price**  
September quarter 2025: \$1,600,000

## Comparable Properties



**5 Caprice Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$2,850,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** House  
**Land Size:** 4471 sqm approx



**5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 5    4    2

**Price:** \$2,775,000  
**Method:** Auction Sale  
**Date:** 19/07/2025  
**Property Type:** House (Res)  
**Land Size:** 4116 sqm approx



**13 Princely Tce TEMPLESTOWE 3106 (VG)**

**Agent Comments**

 5    -    -

**Price:** \$2,800,000  
**Method:** Sale  
**Date:** 18/07/2025  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4061 sqm approx

**Account - Barry Plant** | P: 03 9842 8888