

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

Range between &

Median sale price

Median price <input type="text" value="\$1,750,000"/>	Property Type <input type="text" value="House"/>	Suburb <input type="text" value="Templestowe"/>
Period - From <input type="text" value="01/10/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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	4 Pine Valley Way TEMPLESTOWE 3106	\$2,425,000	29/11/2025
2	5 Caprice Ct TEMPLESTOWE 3106	\$2,850,000	17/11/2025
3	5 Killibury Ct TEMPLESTOWE 3106	\$2,775,000	19/07/2025

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:



Property Type: House
Land Size: 2225 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

December quarter 2025: \$1,750,000

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.

Comparable Properties



4 Pine Valley Way TEMPLESTOWE 3106 (REI)



Price: \$2,425,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 4213 sqm approx

[Agent Comments](#)



5 Caprice Ct TEMPLESTOWE 3106 (REI)



Price: \$2,850,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 4471 sqm approx

[Agent Comments](#)



5 Killibury Ct TEMPLESTOWE 3106 (REI/VG)



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

[Agent Comments](#)

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