

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

2/189 Foote Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$1,090,000

Property Type Townhouse

Suburb Templestowe

Period - From 27/07/2025

to 26/07/2026

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	70 Harvest Ct DONCASTER 3108	\$870,000	03/07/2026
2	11a Henry St DONCASTER 3108	\$950,000	16/04/2026
3	88 Harvest Ct DONCASTER 3108	\$775,000	01/03/2026

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:

27/07/2026 16:07



 3  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$825,000

Median Townhouse Price

27/07/2025 - 26/07/2026: \$1,090,000

Comparable Properties

70 Harvest Ct DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$870,000

Method:

Date: 03/07/2026

Property Type: Townhouse (Single)



11a Henry St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 16/04/2026

Property Type: Townhouse (Single)



88 Harvest Ct DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  1

Price: \$775,000

Method: Private Sale

Date: 01/03/2026

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9874 3355