

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

2/102 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Templestowe Lower

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	2/1 Serpells Rd TEMPLESTOWE 3106	\$814,000	25/10/2025
2	1/173 Foote St TEMPLESTOWE 3106	\$775,000	25/08/2025
3	8/363 High St TEMPLESTOWE LOWER 3107	\$870,000	07/08/2025

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 10:35

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price

September quarter 2025: \$965,000



 3  1  1

Property Type: Unit

Land Size: 224 sqm approx

Agent Comments

Comparable Properties



2/1 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  1

Price: \$814,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit



1/173 Foote St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  2

Price: \$775,000

Method: Private Sale

Date: 25/08/2025

Property Type: Unit

Land Size: 241 sqm approx



8/363 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  2  2

Price: \$870,000

Method: Private Sale

Date: 07/08/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888