

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

1/101 James Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,110,000

Property Type

Townhouse

Suburb

Templestowe Lower

Period - From

22/09/2024

to

21/09/2025

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	6/100 Parker St TEMPLESTOWE LOWER 3107	\$1,000,000	06/09/2025
2	21 Kenman Cl TEMPLESTOWE 3106	\$1,110,000	02/08/2025
3	18 Ruffey St TEMPLESTOWE LOWER 3107	\$1,375,000	10/07/2025

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:

22/09/2025 11:59



 4  3  2

Property Type: Townhouse

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

22/09/2024 - 21/09/2025: \$1,110,000

Comparable Properties



6/100 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Private Sale

Date: 06/09/2025

Property Type: Townhouse (Single)



21 Kenman CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,110,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)



18 Ruffey St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Account - Barry Plant | P: 03 9842 8888