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	1/100 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $900,000 Property Type Unit Suburb Templestowe

Period - From 01/04/2024 to 31/03/2025 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	2/10-12 Anderson St TEMPLESTOWE 3106	$700,000	12/04/2025
2	6/32 Ballamore Cr DONCASTER 3108	$630,000	29/03/2025
3	1/413 Church Rd TEMPLESTOWE 3106	$850,000	20/01/2025

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: 05/05/2025 16:11

1/100 Wood Street, Templestowe Vic 3106

Theo Politis
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2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending March 2025: $900,000

Comparable Properties



2/10-12 Anderson St TEMPLESTOWE 3106 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 12/04/2025
Property Type: Unit
Land Size: 185 sqm approx

Agent Comments



6/32 Ballamore Cr DONCASTER 3108 (REI)

2 1 2

Price: $630,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit
Land Size: 193 sqm approx

Agent Comments



1/413 Church Rd TEMPLESTOWE 3106 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 20/01/2025
Property Type: Unit
Land Size: 280 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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