

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

3/60 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$968,000

Median sale price

Median price

\$890,000

Property Type

Unit

Suburb

Templestowe

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	2/69 Wood St TEMPLESTOWE 3106	\$1,030,000	07/11/2025
2	3/15-17 June Cr TEMPLESTOWE 3106	\$915,000	18/10/2025
3	3/32 Ballamore Cr DONCASTER 3108	\$752,000	24/05/2025

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:

08/11/2025 13:23

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Indicative Selling Price

\$968,000

Median Unit Price

September quarter 2025: \$890,000



 3  1  2

Property Type: Unit

Land Size: 239 sqm approx

Agent Comments

Comparable Properties



2/69 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,030,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: Unit

Land Size: 233 sqm approx



3/15-17 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments

 3  1  2

Price: \$915,000

Method: Private Sale

Date: 18/10/2025

Property Type: Unit

Land Size: 306 sqm approx



3/32 Ballamore Cr DONCASTER 3108 (REI)

Agent Comments

 3  1  1

Price: \$752,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Unit

Land Size: 248 sqm approx

Account - Barry Plant | P: 03 9842 8888