## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	е
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Address Including suburb and postcode	12/123 Parker Street, Templestowe Vic 3106

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000
	1		

#### Median sale price

Median price	\$890,000	Pro	perty Type Ur	it		Suburb	Templestowe
Period - From	01/07/2025	to	30/09/2025	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	9/123 Parker St TEMPLESTOWE 3106	\$630,000	18/08/2025
2	1/123 Parker St TEMPLESTOWE 3106	\$630,000	15/07/2025
3			

#### 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:	20/12/2025 09:27



Date of sale



12/123 PARKER STREET TEMPLESTOWE

**Agent Comments** 

Property Type: Townhouse

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** September quarter 2025: \$890,000

Built around 1990 Council rate approx. \$1176 PA Body corp fees approx. \$2445 PA Potential rental approx. \$500/week

# Comparable Properties



9/123 Parker St TEMPLESTOWE 3106 (REI/VG)

2

**Agent Comments** 

Price: \$630,000 Method: Private Sale Date: 18/08/2025 Property Type: Unit



1/123 Parker St TEMPLESTOWE 3106 (REI/VG)

2

Agent Comments

Price: \$630,000 Method: Private Sale Date: 15/07/2025

Property Type: Townhouse (Single)

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.

Account - The One Real Estate (AU) | P: 03 7007 5707





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