

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

1/30 PARKER STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,125,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2/1 EYRE COURT TEMPLESTOWE LOWER VIC 3107	\$1,200,000	26-May-25
2/17 SCARLET ASH DRIVE TEMPLESTOWE LOWER VIC 3107	\$1,150,000	27-Jun-25
51 SUNRISE CRESCENT TEMPLESTOWE LOWER VIC 3107	\$1,150,000	17-Sep-24

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 6 months.~~

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**2/1 EYRE COURT TEMPLESTOWE
LOWER VIC 3107**

 4  2  2

Sold Price **\$1,200,000** Sold Date **26-May-25**

Distance **0.47km**



**2/17 SCARLET ASH DRIVE
TEMPLESTOWE LOWER VIC 3107**

 4  2  2

Sold Price **\$1,150,000** Sold Date **27-Jun-25**

Distance **1.73km**



**51 SUNRISE CRESCENT
TEMPLESTOWE LOWER VIC 3107**

 4  2  2

Sold Price Sold Date **17-Sep-24**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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