

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 2/140 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,030,000 Property Type Unit Suburb Templestowe

Period - From 01/10/2025 to 31/12/2025 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	3/140 Parker St TEMPLESTOWE 3106	\$1,090,000	08/10/2025
2	2/17 Clarke St TEMPLESTOWE 3106	\$1,110,000	22/10/2025
3	4a Omar St TEMPLESTOWE LOWER 3107	\$1,139,000	31/01/2026

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.~~

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2025: \$1,030,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties

3/140 Parker St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Private Sale

Date: 08/10/2025

Property Type: Townhouse (Res)



2/17 Clarke St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$1,110,000

Method: Private Sale

Date: 22/10/2025

Property Type: Townhouse (Res)

Land Size: 354 sqm approx



4a Omar St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,139,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Land Size: 215 sqm approx

Account - Jellis Craig | P: 03 8841 4888