

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 98 Parker Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,230,000

Median sale price

Median price \$1,165,000 Property Type Vacant land Suburb Templestowe Lower

Period - From 21/02/2025 to 20/02/2026 Source Property Data

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	263 High St TEMPLESTOWE LOWER 3107	\$1,080,000	21/02/2026
2	14-16 Riverwood La TEMPLESTOWE LOWER 3107	\$1,238,000	13/02/2026
3	9 Parker St TEMPLESTOWE LOWER 3107	\$1,170,000	10/11/2025

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.~~

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Indicative Selling Price

\$1,230,000

Median Land Price

21/02/2025 - 20/02/2026: \$1,165,000



3 bedrooms 1 bathroom 2 cars

Property Type: House

Land Size: 867 sqm approx

Agent Comments

Comparable Properties



263 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 bedrooms 2 bathrooms 1 car

Price: \$1,080,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House

Land Size: 648 sqm approx



14-16 Riverwood La TEMPLESTOWE LOWER 3107 (REI) Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,238,000

Method: Private Sale

Date: 13/02/2026

Property Type: House (Res)

Land Size: 686 sqm approx



9 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 6 cars

Price: \$1,170,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: House (Res)

Land Size: 811 sqm approx

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