

# 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

2/73 Atkinson Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$900,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2025 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	1/10 Anderson St TEMPLESTOWE 3106	\$686,000	13/11/2025
2	2/2-6 Anderson St TEMPLESTOWE 3106	\$655,400	03/11/2025
3	7/1-3 Serpells Rd TEMPLESTOWE 3106	\$711,000	19/09/2025

**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:

23/02/2026 14:12

2/73 Atkinson Street, Templestowe Vic 3106



 2  1  1

**Rooms:** 5  
**Property Type:** Flat  
**Land Size:** 157.76 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
Year ending December 2025: \$900,000

## Comparable Properties



1/10 Anderson St TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

 2  1  2

**Price:** \$686,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Property Type:** Unit  
**Land Size:** 258 sqm approx



2/2-6 Anderson St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 2  2  1

**Price:** \$655,400  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** Apartment  
**Land Size:** 2756 sqm approx



7/1-3 Serpells Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 2  1  1

**Price:** \$711,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** Unit  
**Land Size:** 174 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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