

# 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

5/140 Parker 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)

Single price

\$1,190,000

### Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

18/02/2025

to

17/02/2026

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 | 1/49 John St TEMPLESTOWE LOWER 3107  | \$1,288,000 | 06/12/2025   |
| 2 | 2/41 John St TEMPLESTOWE LOWER 3107  | \$1,290,000 | 06/12/2025   |
| 3 | 3f Ashford St TEMPLESTOWE LOWER 3107 | \$1,250,000 | 01/10/2025   |

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:

18/02/2026 09:32



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,190,000  
Median Townhouse Price  
18/02/2025 - 17/02/2026: \$1,090,000

## Comparable Properties



1/49 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,288,000  
Method: Auction Sale  
Date: 06/12/2025  
Property Type: Townhouse (Res)  
Land Size: 242 sqm approx



2/41 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,290,000  
Method: Auction Sale  
Date: 06/12/2025  
Property Type: Townhouse (Res)



3f Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000  
Method: Sold Before Auction  
Date: 01/10/2025  
Property Type: Townhouse (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241