

# 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

65 James 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,621,500

Property Type

House

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	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,085,000	29/11/2025
2	9 Parker St TEMPLESTOWE LOWER 3107	\$1,170,000	10/11/2025
3	32 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,185,000	02/10/2025

**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:

16/02/2026 16:29



 3   
  1   
  2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 878 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 Year ending December 2025: \$1,621,500

## Comparable Properties



6 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4   
  1   
  4

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



9 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3   
  1   
  6

**Price:** \$1,170,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2025  
**Property Type:** House (Res)  
**Land Size:** 811 sqm approx



32 Ardgowar Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 02/10/2025  
**Property Type:** House  
**Land Size:** 873 sqm approx

Account - RT Edgar Boroondara | P: 88882000