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

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

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: 12/03/2026 16:47

65 James Street, Templestowe Vic 3106

RT Edgar



3 1 2

Property Type: House
Land Size: 878 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending December 2025: $1,621,500

Comparable Properties



6 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 1 4

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

Agent Comments



9 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 6

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

Agent Comments



32 Ardgower Ct TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

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

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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