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	2/56 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $974,444 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2026 to 31/03/2026 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	1/269 Thompsons Rd TEMPLESTOWE LOWER 3107	$850,000	11/02/2026
2	2/102 Foote St TEMPLESTOWE LOWER 3107	$812,000	18/12/2025
3	3/60 Wood St TEMPLESTOWE 3106	$920,000	01/12/2025

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: 23/04/2026 10:57

2/56 Foote Street, Templestowe Lower Vic 3107

JellisCraig

Chris Savvides
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0417 599 664
chrissavvides@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 254 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
March quarter 2026: $974,444

Comparable Properties



1/269 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

3 2 1

Price: $850,000
Method: Private Sale
Date: 11/02/2026
Property Type: Unit
Land Size: 308 sqm approx

Agent Comments



2/102 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 1

Price: $812,000
Method: Private Sale
Date: 18/12/2025
Property Type: Unit
Land Size: 224 sqm approx

Agent Comments



3/60 Wood St TEMPLESTOWE 3106 (REI/VG)

3 1 2

Price: $920,000
Method: Private Sale
Date: 01/12/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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