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	4/106 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $1,115,000 Property Type Townhouse Suburb Templestowe

Period - From 23/06/2025 to 22/06/2026 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	2/245 Williamsons Rd TEMPLESTOWE 3106	$633,500	02/05/2026
2	3/57-59 Anderson St TEMPLESTOWE 3106	$645,000	13/03/2026
3	12/123 Parker St TEMPLESTOWE 3106	$630,000	21/01/2026

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: 23/06/2026 15:46

4/106 Wood Street, Templestowe Vic 3106

VICPROP



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Townhouse Price
23/06/2025 - 22/06/2026: $1,115,000

Comparable Properties



2/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

2 2 1

Price: $633,500
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments



3/57-59 Anderson St TEMPLESTOWE 3106 (REI)

2 2 1

Price: $645,000
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments



12/123 Parker St TEMPLESTOWE 3106 (REI/VG)

2 1 2

Price: $630,000
Method: Private Sale
Date: 21/01/2026
Property Type: Townhouse (Single)

Agent Comments

Account - VICPROP | P: 03 8888 1011

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