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	2/84 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between $880,000 & $930,000

Median sale price

Median price $1,010,500 Property Type Townhouse Suburb Templestowe

Period - From 11/07/2024 to 10/07/2025 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	5/325 Thompsons Rd TEMPLESTOWE LOWER 3107	$910,000	05/12/2024
2	5/365 High St TEMPLESTOWE LOWER 3107	$970,000	02/12/2024
3	6/26 Foote St TEMPLESTOWE LOWER 3107	$1,060,000	30/10/2024

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: 11/07/2025 16:35

2/84 Wood Street, Templestowe Vic 3106

BARRYPLANT



4 3 2

Property Type: Townhouse (Single)
Land Size: 171 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $930,000
Median Townhouse Price
11/07/2024 - 10/07/2025: $1,010,500

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.

Comparable Properties



5/325 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $910,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: Townhouse (Res)
Land Size: 227 sqm approx

Agent Comments



5/365 High St TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $970,000
Method: Private Sale
Date: 02/12/2024
Property Type: Townhouse (Single)
Land Size: 210 sqm approx

Agent Comments



6/26 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 2

Price: $1,060,000
Method: Private Sale
Date: 30/10/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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