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	52 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $980,000 Property Type Townhouse Suburb Templestowe

Period - From 05/06/2024 to 04/06/2025 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	1/345 High St TEMPLESTOWE LOWER 3107	$1,125,000	10/05/2025
2	1/361 High St TEMPLESTOWE LOWER 3107	$1,200,000	13/03/2025
3	3/369 Thompsons Rd TEMPLESTOWE LOWER 3107	$1,188,000	11/03/2025

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: 05/06/2025 16:30

52 Wood Street, Templestowe Vic 3106



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
05/06/2024 - 04/06/2025: $980,000

Comparable Properties



1/345 High St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,125,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Single)
Land Size: 316 sqm approx

Agent Comments



1/361 High St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 13/03/2025
Property Type: Townhouse (Single)

Agent Comments



3/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

3 3 2

Price: $1,188,000
Method: Private Sale
Date: 11/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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