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<br>Including suburb and postcode | 58 Atkinson Street, Templestowe Vic 3106 |

## Indicative selling price

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

Single price $3,495,000

## Median sale price

Median price $1,690,000 Property Type House Suburb Templestowe

Period - From 01/04/2025 to 30/06/2025 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 | 5 Mincha Av TEMPLESTOWE LOWER 3107 | $3,300,000 | 05/07/2025 |
| 2 | 23 Mayfair Av TEMPLESTOWE LOWER 3107 | $3,380,000 | 22/08/2025 |
| 3 | 28 Linton Av TEMPLESTOWE LOWER 3107 | $3,820,000 | 23/04/2025 |

**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: 22/09/2025 12:14

# 58 Atkinson Street, Templestowe Vic 3106



6 5 2

**Property Type:** House
**Land Size:** 1011 sqm approx

Agent Comments

**Indicative Selling Price**
$3,495,000
**Median House Price**
June quarter 2025: $1,690,000

## Comparable Properties

**5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

4 3 3

**Price:** $3,300,000
**Method:**
**Date:** 05/07/2025
**Property Type:** House

Agent Comments



**23 Mayfair Av TEMPLESTOWE LOWER 3107 (REI)**

5 5 2

**Price:** $3,380,000
**Method:** Sold Before Auction
**Date:** 22/08/2025
**Property Type:** House
**Land Size:** 725 sqm approx

Agent Comments



**28 Linton Av TEMPLESTOWE LOWER 3107 (REI)**

5 6 4

**Price:** $3,820,000
**Method:** Private Sale
**Date:** 23/04/2025
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243

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