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	103 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,700,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 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	65 Atkinson St TEMPLESTOWE 3106	$1,405,000	23/08/2025
2	126 Atkinson St TEMPLESTOWE 3106	$1,372,000	26/07/2025
3	37 Wood St TEMPLESTOWE 3106	$1,305,000	17/05/2025

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: 03/10/2025 12:33

103 Wood Street, Templestowe Vic 3106

JellisCraig

Tony Tuccitto
8841 4888
0407 144 390
tonytuccitto@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
Year ending June 2025: $1,700,000

Comparable Properties



65 Atkinson St TEMPLESTOWE 3106 (REI)

4 2 1

Price: $1,405,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



126 Atkinson St TEMPLESTOWE 3106 (REI)

4 2 2

Price: $1,372,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments



37 Wood St TEMPLESTOWE 3106 (REI)

5 3 2

Price: $1,305,000
Method: Private Sale
Date: 17/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 847 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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