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 | 9 Parker Street, Templestowe Lower Vic 3107 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $1,347,500 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 30/09/2025 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 | 39 James St TEMPLESTOWE 3106 | $1,055,000 | 20/09/2025 |
| 2 | 51 Hawtin St TEMPLESTOWE 3106 | $1,090,000 | 06/09/2025 |
| 3 | 24 Dillwynia Av TEMPLESTOWE LOWER 3107 | $1,150,000 | 07/07/2025 |

**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: 03/11/2025 11:01

# 9 Parker Street, Templestowe Lower Vic 3107

JellisCraig

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au




3 1 6

**Property Type:** House
**Land Size:** 811 sqm approx

Agent Comments

**Indicative Selling Price**
$1,050,000 - $1,150,000
**Median House Price**
Year ending September 2025: $1,347,500

## Comparable Properties




**39 James St TEMPLESTOWE 3106 (REI)**

3 1 2

**Price:** $1,055,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Property Type:** House (Res)
**Land Size:** 654 sqm approx

Agent Comments



**51 Hawtin St TEMPLESTOWE 3106 (REI)**

3 1 4

**Price:** $1,090,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** House (Res)
**Land Size:** 659 sqm approx

Agent Comments



**24 Dillwynia Av TEMPLESTOWE LOWER 3107 (REI/VG)**

3 2 1

**Price:** $1,150,000
**Method:** Sold After Auction
**Date:** 07/07/2025
**Property Type:** House (Res)
**Land Size:** 651 sqm approx

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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