

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 2/140 Parker Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$987,500

Property Type Townhouse

Suburb Templestowe

Period - From 29/07/2024

to 28/07/2025

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	35a Wood St TEMPLESTOWE 3106	\$1,446,500	13/07/2025
2	2/1 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,250,000	14/06/2025
3	1/140 Parker St TEMPLESTOWE 3106	\$1,260,000	17/04/2025

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:

29/07/2025 08:43

2/140 Parker Street, Templestowe Vic 3106



Bill Schlink

Eddie Fakhri

9846 2111

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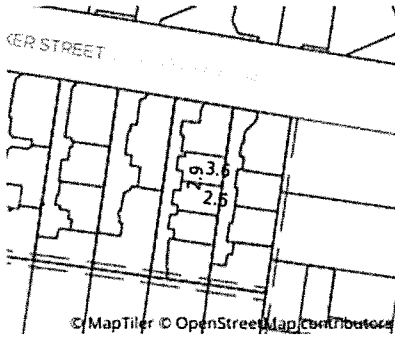
eddie@billschlink.com.au

Indicative Selling Price

\$1,150,000

Median Townhouse Price

29/07/2024 - 28/07/2025: \$987,500



Property Type:

Agent Comments

Comparable Properties



35a Wood St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,446,500

Method: Sold Before Auction

Date: 13/07/2025

Property Type: Townhouse (Res)



2/1 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)



1/140 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 17/04/2025

Rooms: 6

Property Type: Townhouse (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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