

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	5/140 Parker Street, Templestowe Vic 3106
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,128,000"/>	Property Type	<input type="text" value="Townhouse"/>	Suburb	<input type="text" value="Templestowe"/>
Period - From	<input type="text" value="05/06/2025"/>	to	<input type="text" value="04/06/2026"/>	Source	<input type="text" value="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	1/8 Ashford St TEMPLESTOWE LOWER 3107	\$1,150,000	26/02/2026
2	4a Omar St TEMPLESTOWE LOWER 3107	\$1,139,000	31/01/2026
3	2/140 Parker St TEMPLESTOWE 3106	\$1,060,000	24/12/2025

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:

5/140 Parker Street, Templestowe Vic 3106



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000
Median Townhouse Price
05/06/2025 - 04/06/2026: \$1,128,000

Comparable Properties



1/8 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Townhouse (Res)
Land Size: 273 sqm approx



4a Omar St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,139,000
Method: Auction Sale
Date: 31/01/2026
Property Type: Townhouse (Res)
Land Size: 215 sqm approx



2/140 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 24/12/2025
Property Type: Townhouse (Single)

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



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