

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 2/73 Wood Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,240,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2026 to 31/03/2026 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	3/63 Anderson St TEMPLESTOWE 3106	\$960,000	04/05/2026
2	1/334 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,010,000	21/03/2026
3	1/112 Parker St TEMPLESTOWE 3106	\$975,000	21/03/2026

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: 07/05/2026 11:37



 3
  2
  2

Rooms: 7

Property Type: House (Res)

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2026: \$1,240,000

Comparable Properties



3/63 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

 3
  2
  2

Price: \$960,000

Method: Private Sale

Date: 04/05/2026

Property Type: Townhouse (Single)

Land Size: 216 sqm approx



1/334 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4
  2
  2

Price: \$1,010,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 482 sqm approx



1/112 Parker St TEMPLESTOWE 3106 (REI)

Agent Comments

 3
  2
  2

Price: \$975,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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