

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

1/173 Foote Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/04/2024

to

31/03/2025

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	5/32 Foote St TEMPLESTOWE LOWER 3107	\$750,000	20/06/2025
2	3/32 Ballamore Cr DONCASTER 3108	\$752,000	24/05/2025
3	3/45 John St TEMPLESTOWE LOWER 3107	\$760,000	10/05/2025

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:

07/07/2025 11:06

1/173 Foote Street, Templestowe Vic 3106

**Jellis
Craig**

Craig Nowotsch

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Indicative Selling Price

\$730,000 - \$780,000

Median Unit Price

Year ending March 2025: \$900,000



2 1 2

Property Type: Unit

Land Size: 241 sqm approx

Agent Comments

Comparable Properties



5/32 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

2 2 2

Price: \$750,000

Method: Private Sale

Date: 20/06/2025

Property Type: Unit

Land Size: 175 sqm approx



3/32 Ballamore Cr DONCASTER 3108 (REI/VG)

Agent Comments

3 1 1

Price: \$752,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Unit

Land Size: 248 sqm approx



3/45 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

2 1 2

Price: \$760,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Unit

Account - Jellis Craig | P: 03 8841 4888



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