

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

16 Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/10/2025 to 31/12/2025 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	66 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,455,000	14/02/2026
2	18 Rooney St TEMPLESTOWE LOWER 3107	\$1,490,000	29/11/2025
3	103 Wood St TEMPLESTOWE 3106	\$1,610,000	25/10/2025

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:

07/04/2026 09:59

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Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

December quarter 2025: \$1,750,000



Property Type: House

Land Size: 812 sqm approx

Agent Comments

Comparable Properties



66 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,455,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 776 sqm approx



18 Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,490,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 774 sqm approx



103 Wood St TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 850 sqm approx

Account - Jellis Craig | P: 03 8841 4888