

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

3/2 Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$1,030,000

Property Type

Unit

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	2/102 Foote St TEMPLESTOWE LOWER 3107	\$812,000	18/12/2025
2	2/1 Serpells Rd TEMPLESTOWE 3106	\$814,000	25/10/2025
3	6/15-17 June Cr TEMPLESTOWE 3106	\$812,000	18/10/2025

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:

31/01/2026 12:22



Property Type:
Agent Comments

Indicative Selling Price
\$799,000
Median Unit Price
December quarter 2025: \$1,030,000

Comparable Properties



2/102 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$812,000
Method: Private Sale
Date: 18/12/2025
Property Type: Unit
Land Size: 224 sqm approx



2/1 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$814,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



6/15-17 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$812,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: Unit
Land Size: 572 sqm approx

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