

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 64 Hillcroft Drive, Templestowe, VIC 3106

Indicative selling price

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

Single Price \$1,400,000

Median sale price

Median price \$1,796,000 Property Type House Suburb Templestowe (3106)

Period - From 01/11/2023 to 31/10/2024 Source REIV

Comparable property sales

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 |
|---|-------------|--------------|
| 294 MANNINGHAM ROAD, TEMPLESTOWE LOWER VIC 3107 | \$1,350,000 | 12/10/2024 |
| 1 ROBYN STREET, DONCASTER VIC 3108 | \$1,350,000 | 10/10/2024 |
| 48 BALMORAL AVENUE, TEMPLESTOWE LOWER VIC 3107 | \$1,305,000 | 26/10/2024 |

This Statement of Information was prepared on: 01/11/2024