

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 13 Hillhouse Road, Templestowe, VIC 3106

Indicative selling price

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

Price Range \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,776,000 Property Type House Suburb Templestowe (3106)

Period - From 01/10/2023 to 30/09/2024 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
9 MILLWOOD COURT, TEMPLESTOWE VIC 3106	\$1,923,000	14/12/2024
15 THE PINES OUTLOOK, DONCASTER EAST VIC 3109	\$1,840,500	30/11/2024
6 ORAN COURT, DONCASTER EAST VIC 3109	\$1,950,000	16/11/2024

This Statement of Information was prepared on: 08/01/2025