

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 Thomas Hardy Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,480,000

&

\$1,600,000

Median sale price

Median price

\$1,675,000

Property Type

House

Suburb

Templestowe

Period - From

25/09/2024

to

24/09/2025

Source

Property Data

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	37 Forest Ct TEMPLESTOWE 3106	\$1,540,000	20/09/2025
2	4 Glendarragh Rd TEMPLESTOWE 3106	\$1,500,000	17/09/2025
3	5 Adella PI TEMPLESTOWE 3106	\$1,568,000	30/08/2025

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:

25/09/2025 12:11

1 Thomas Hardy Drive, Templestowe Vic 3106



4 2 2

Rooms: 10
Property Type: House (Res)
Land Size: 801 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,600,000
Median House Price
25/09/2024 - 24/09/2025: \$1,675,000

Comparable Properties



37 Forest Ct TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,540,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 729 sqm approx



4 Glendarragh Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)
Land Size: 738 sqm approx



5 Adella Pl TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,568,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 821 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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