

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

2/63 Hawtin Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$794,000

Property Type

Unit

Suburb

Templestowe

Period - From

06/08/2024

to

05/08/2025

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	6/1-7 Hovea St TEMPLESTOWE 3106	\$727,000	19/07/2025
2	5/32 Foote St TEMPLESTOWE LOWER 3107	\$750,000	20/06/2025
3			

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:

06/08/2025 14:17

John Le Gros
03 9439 1222
0422 608 038

johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

06/08/2024 - 05/08/2025: \$794,000



2 1 1

Property Type: Unit

Land Size: 198 sqm approx

Agent Comments

Comparable Properties



6/1-7 Hovea St TEMPLESTOWE 3106 (REI)

Agent Comments

2 1 2

Price: \$727,000

Method: Auction Sale

Date: 19/07/2025

Property Type: Unit

Land Size: 271 sqm approx



5/32 Foote St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

2 2 2

Price: \$750,000

Method: Private Sale

Date: 20/06/2025

Property Type: Unit

Land Size: 175 sqm approx

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.