Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Propert 1 4 1	ty offered	for sal	е
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Address	2/63 Hawtin Street, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000	&	\$770,000
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Median sale price

Median price	\$794,000	Pro	perty Type	Unit		Suburb	Templestowe
Period - From	06/08/2024	to	05/08/2025		Source	Property	y 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale

JellisCraig

John Le Gros 03 9439 1222 0422 608 038 johnlegros@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$770,000 Median Unit Price 06/08/2024 - 05/08/2025: \$794,000

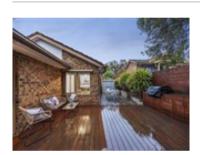


1 **=** 2

Property Type: Unit **Land Size:** 198 sqm approx

Agent Comments

Comparable Properties



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

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2

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1

3 2

Agent Comments

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)

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Agent Comments

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



