

# 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 Tikalara Place, Templestowe, VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$3,080,000

### Median sale price

Median price \$1,746,000 Property Type House Suburb Templestowe (3106)

Period - From 06/01/2024 to 05/01/2025 Source Property Data

### 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
5 TRAMORE CLOSE, TEMPLESTOWE VIC 3106	\$2,500,000	15/02/2025
66 DEEP CREEK DRIVE, DONCASTER EAST VIC 3109	\$3,200,000	19/10/2024
23 BELMONT CRESCENT, MONTMORENCY VIC 3094	\$2,400,000	03/02/2025

This Statement of Information was prepared on: 14/04/2025