

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

64 Hillcroft Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,811,800

Property Type

House

Suburb

Templestowe

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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	12 Maralee PI DONCASTER 3108	\$1,250,000	25/03/2025
2	51 Winston Dr DONCASTER 3108	\$1,250,000	29/11/2024
3	25 Linton Av TEMPLESTOWE LOWER 3107	\$1,235,000	16/11/2024

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:

27/03/2025 11:59

64 Hillcroft Drive, Templestowe Vic 3106

Bonnie Shang
0433 831 511
bonnieshang@mcgrath.com.au



5 2 2

Property Type: House (Res)
Land Size: 788 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2024: \$1,811,800

Comparable Properties



12 Maralee PI DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 687 sqm approx



51 Winston Dr DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 655 sqm approx



25 Linton Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,235,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 652 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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