

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

7 Hillcroft Drive, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,325,000

Median sale price

Median price

\$1,690,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2025

to

30/06/2025

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	8 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,300,000	02/08/2025
2	6 Ryall Ct DONCASTER 3108	\$1,360,000	28/06/2025
3	16 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,350,000	17/05/2025

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:

27/08/2025 08:44

7 Hillcroft Drive, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$1,325,000

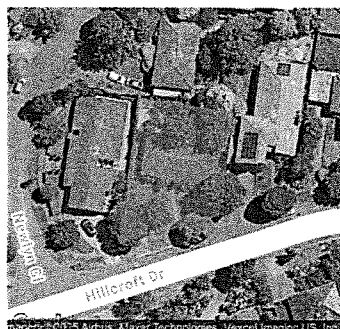
Median House Price

June quarter 2025: \$1,690,000

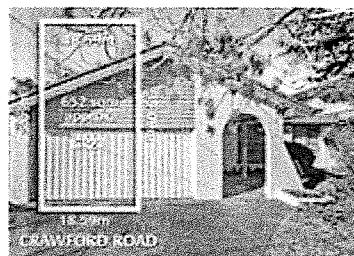


Property Type:

Agent Comments



Comparable Properties



8 Crawford Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



3



2



2

Price: \$1,300,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 652 sqm approx



6 Ryall Ct DONCASTER 3108 (REI)

Agent Comments



4



2



2

Price: \$1,360,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 1412 sqm approx



16 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



4



2



2

Price: \$1,350,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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