

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

8a Hillhouse Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,150,000

&

\$2,365,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Templestowe

Period - From 02/08/2024

to

01/08/2025

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	9 Elm Ct TEMPLESTOWE 3106	\$2,710,000	14/06/2025
2	95 Newmans Rd TEMPLESTOWE 3106	\$2,218,000	14/05/2025
3	5 Tramore Cl TEMPLESTOWE 3106	\$2,500,000	15/02/2025

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:

02/08/2025 09:18

8a Hillhouse Road, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$2,150,000 - \$2,365,000

Median House Price

02/08/2024 - 01/08/2025: \$1,700,000



5 3 2

Property Type: House

Land Size: 926 sqm approx

Agent Comments

Comparable Properties



9 Elm Ct TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 3

Price: \$2,710,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 744 sqm approx

95 Newmans Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 2 3

Price: \$2,218,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: House (Res)

Land Size: 827 sqm approx



5 Tramore Ct TEMPLESTOWE 3106 (REI)

Agent Comments

5 5 2

Price: \$2,500,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 882 sqm approx

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



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