

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

2/23 Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$920,000

&

\$980,000

Median sale price

Median price

\$1,007,500

Property Type

Unit

Suburb

Templestowe

Period - From

01/04/2026

to

30/06/2026

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	7 Ashford St TEMPLESTOWE LOWER 3107	\$940,000	20/06/2026
2	3/63 Anderson St TEMPLESTOWE 3106	\$960,000	04/05/2026
3	2/56 Foote St TEMPLESTOWE LOWER 3107	\$935,000	02/05/2026

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:

07/09/2026 14:23

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$980,000

Median Unit Price

June quarter 2026: \$1,007,500

Comparable Properties

**7 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

**Price:** \$940,000**Method:** Private Sale**Date:** 20/06/2026**Property Type:** House (Res)**Land Size:** 288 sqm approx**3/63 Anderson St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

**Price:** \$960,000**Method:** Private Sale**Date:** 04/05/2026**Property Type:** Townhouse (Res)**Land Size:** 216 sqm approx**2/56 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

**Price:** \$935,000**Method:** Private Sale**Date:** 02/05/2026**Property Type:** Unit**Land Size:** 254 sqm approx