

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

8 Reark Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Templestowe

Period - From 01/10/2025

to

31/12/2025

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	35 Hawtin St TEMPLESTOWE 3106	\$1,215,000	05/03/2026
2	14 Colonsay St TEMPLESTOWE 3106	\$1,280,000	08/11/2025
3	19 Hovea St TEMPLESTOWE 3106	\$1,290,000	20/09/2025

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:

01/04/2026 12:31



4
 2
 2

Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,750,000

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.

Comparable Properties



35 Hawtin St TEMPLESTOWE 3106 (REI)

Agent Comments

4
 2
 3

Price: \$1,215,000

Method: Private Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 838 sqm approx



14 Colonsay St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,280,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 653 sqm approx



19 Hovea St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,290,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 726 sqm approx

Account - Barry Plant | P: 03 9842 8888