Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

6 Hickory Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,388,5	00 Pr	operty Type	House	Sub	ourb Templestowe Lower
Period - From 01/04/20	25 to	30/06/2025	So	urceREI	V

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

	aress of comparable property	1 1100	Date of Sale
1	346 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,325,000	11/05/2025
2	16 Clauscen St TEMPLESTOWE LOWER 3107	\$1,445,000	15/03/2025
3	37 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,391,000	08/02/2025

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:	08/07/2025 22:39



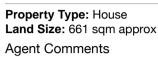
Date of sale





Indicative Selling Price \$1,500,000 **Median House Price** June quarter 2025: \$1,388,500







Comparable Properties

346 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 11/05/2025 Property Type: House Land Size: 667 sqm approx



16 Clauscen St TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,445,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 681 sqm approx

Agent Comments

37 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,391,000 Method: Auction Sale Date: 08/02/2025

Property Type: House (Res) Land Size: 643 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



