

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

2/2a Hakea Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,059,000

Median sale price

Median price \$900,000

Property Type Unit

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 | 2/85 Atkinson St TEMPLESTOWE 3106 | \$995,000 | 25/02/2025 |
| 2 | 2/365 High St TEMPLESTOWE LOWER 3107 | \$1,019,980 | 11/07/2025 |
| 3 | 6/250 Williamsons Rd TEMPLESTOWE 3106 | \$1,080,000 | 13/06/2025 |

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:

28/07/2025 09:21

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Indicative Selling Price

\$1,059,000

Median Unit Price

June quarter 2025: \$900,000



4 2 2

Property Type: Townhouse (Res)

Land Size: 232 sqm approx

Agent Comments

Comparable Properties



2/85 Atkinson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$995,000

Method: Private Sale

Date: 25/02/2025

Property Type: Townhouse (Single)

Land Size: 139 sqm approx



2/365 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,019,980

Method: Private Sale

Date: 11/07/2025

Property Type: Townhouse (Res)



6/250 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 3 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 13/06/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888