

# 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

35 Hawtin Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,621,500 Property Type House Suburb Templestowe

Period - From 01/01/2025 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	14 Colonsay St TEMPLESTOWE 3106	\$1,280,000	08/11/2025
2	32 Ardgowan Ct TEMPLESTOWE LOWER 3107	\$1,185,000	02/10/2025
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.~~

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending December 2025: \$1,621,500



4 2 3

**Property Type:** House

**Land Size:** 838 sqm approx

Agent Comments

## Comparable Properties



14 Colonsay St TEMPLESTOWE 3106 (REI)

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



32 Ardgowr Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 02/10/2025

**Property Type:** House

**Land Size:** 873 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

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