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 NEWMANS ROAD TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,750,000	&	$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,625,000	Property type	House	Suburb	Templestowe
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

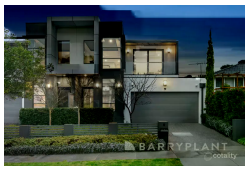
Address of comparable property	Price	Date of sale
6 HAKEA STREET TEMPLESTOWE VIC 3106	$1,750,000	12-Sep-25
11 AUGUSTUS RISE TEMPLESTOWE VIC 3106	$1,765,000	25-Oct-25

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 6 months.

This Statement of Information was prepared on: 24 November 2025

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6 HAKEA STREET TEMPLESTOWE VIC 3106

4 3 2

Sold Price **$1,750,000** Sold Date **12-Sep-25**

Distance **1.66km**



11 AUGUSTUS RISE TEMPLESTOWE VIC 3106

4 2 2

Sold Price RS **$1,765,000** Sold Date **25-Oct-25**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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