

# 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

3 Wakefield Place, 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

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$1,573,750

Property Type

House

Suburb

Templestowe

Period - From

01/01/2026

to

31/03/2026

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	10 Merna Dr TEMPLESTOWE 3106	\$1,485,000	27/05/2026
2	31 Hawtin St TEMPLESTOWE 3106	\$1,811,500	11/04/2026
3	4 Wakefield Pl TEMPLESTOWE 3106	\$1,800,000	25/03/2026

**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:

04/06/2026 12:52

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

March quarter 2026: \$1,573,750



**Property Type:** House

**Land Size:** 794 sqm approx

Agent Comments

## Comparable Properties



**10 Merna Dr TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,485,000

**Method:** Sold Before Auction

**Date:** 27/05/2026

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**31 Hawtin St TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,811,500

**Method:** Auction Sale

**Date:** 11/04/2026

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 740 sqm approx



**4 Wakefield Pl TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** House

**Land Size:** 864 sqm approx

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