

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 Hutchins Terrace, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/10/2025 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	17 Guildford Dr DONCASTER EAST 3109	\$1,536,500	28/03/2026
2	10 Pickering PI DONCASTER EAST 3109	\$1,480,000	18/03/2026
3	261 Porter St TEMPLESTOWE 3106	\$1,340,000	01/12/2025

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:

07/04/2026 16:20



 5  2  2

Property Type: House
Land Size: 1073 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 December quarter 2025: \$1,750,000

Comparable Properties



17 Guildford Dr DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,536,500
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 674 sqm approx



10 Pickering Pl DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,480,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 1001 sqm approx



261 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,340,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Account - Barry Plant | P: 03 9842 8888