

## 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 10 Union Street, Templestowe Lower Vic 3107  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

#### Median sale price

Median price \$1,390,000 Property Type House Suburb Templestowe Lower  
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 64 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,650,000	11/12/2025
2 87 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,800,000	11/10/2025
3 6 Hakea St TEMPLESTOWE 3106	\$1,750,000	12/09/2025

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.~~

This Statement of Information was prepared on:

27/01/2026 11:52



**Property Type:** House (Res)

**Land Size:** 713 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

December quarter 2025: \$1,390,000

## Comparable Properties



**64 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)



**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House (Res)



**87 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

[Agent Comments](#)



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

**Method:** Sold After Auction

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



**6 Hakea St TEMPLESTOWE 3106 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 12/09/2025

**Property Type:** House (Res)

**Land Size:** 362 sqm approx

**Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613**