

# 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 Duxson Drive, Templestowe Vic 3106

### Indicative selling price

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

Single price

\$1,295,000

### 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 | 35 Hawtin St TEMPLESTOWE 3106        | \$1,215,000 | 05/03/2026   |
| 2 | 66 Macedon Rd TEMPLESTOWE LOWER 3107 | \$1,455,000 | 14/02/2026   |
| 3 | 42 Anderson St TEMPLESTOWE 3106      | \$1,450,000 | 12/02/2026   |

**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:

26/03/2026 16:22



 4    2    2

**Property Type:** House  
**Land Size:** 659 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,295,000

**Median House Price**

December quarter 2025: \$1,750,000

## Comparable Properties



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

[Agent Comments](#)

 4    2    3

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 05/03/2026  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx



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

[Agent Comments](#)

 3    1    1

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 776 sqm approx

**42 Anderson St TEMPLESTOWE 3106 (REI)**

[Agent Comments](#)

 4    2    2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** House (Res)