

# 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 63 Glenair Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price \$1,290,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

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.

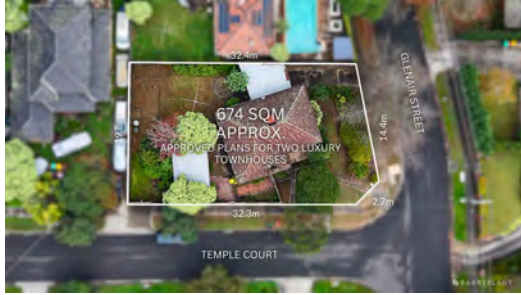
	Address of comparable property	Price	Date of sale
1	21 Airds Rd TEMPLESTOWE LOWER 3107	\$1,190,000	15/06/2026
2	1 Esther St TEMPLESTOWE LOWER 3107	\$1,240,000	12/05/2026
3	3 Somerville St DONCASTER 3108	\$1,400,000	17/03/2026

**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: 19/06/2026 09:49

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3   1   1

**Property Type:** House  
**Land Size:** 674 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,290,000  
**Median House Price**  
March quarter 2026: \$1,450,000

## Comparable Properties



**21 Airds Rd TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

4   2   4

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 15/06/2026  
**Property Type:** House  
**Land Size:** 724 sqm approx



**1 Esther St TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

3   1   3

**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 12/05/2026  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**3 Somerville St DONCASTER 3108 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House  
**Land Size:** 759 sqm approx

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