

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

Single price

\$1,190,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2026

to

30/06/2026

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	143 Swanston St TEMPLESTOWE LOWER 3107	\$1,087,000	16/07/2026
2	21 Airds Rd TEMPLESTOWE LOWER 3107	\$1,190,000	15/06/2026
3	1 Esther St TEMPLESTOWE LOWER 3107	\$1,240,000	12/05/2026

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:

22/07/2026 14:50

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Indicative Selling Price

\$1,190,000

Median House Price

June quarter 2026: \$1,335,000



 3  1  1

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



143 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  -

Price: \$1,087,000

Method: Private Sale

Date: 16/07/2026

Property Type: House (Res)

Land Size: 654 sqm approx



21 Airids Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  4

Price: \$1,190,000

Method: Private Sale

Date: 15/06/2026

Property Type: House (Res)

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