

# 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

\$1,349,000

### 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 | 47 Linton Av TEMPLESTOWE LOWER 3107 | \$1,100,000 | 08/05/2026   |
| 2 | 13 Walter St BULLEEN 3105           | \$1,265,000 | 28/03/2026   |
| 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:

11/05/2026 15:18

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**Indicative Selling Price**  
\$1,349,000

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



3 1 1

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

## Comparable Properties



**47 Linton Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 08/05/2026  
**Property Type:** House  
**Land Size:** 646 sqm approx



**13 Walter St BULLEEN 3105 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,265,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 820 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

**Account - Barry Plant** | P: 03 9842 8888