

# 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

16 Clauscen 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2024 to 31/12/2024 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	88 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,300,000	20/02/2025
2	21 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,450,000	05/12/2024
3	10 Richard St TEMPLESTOWE LOWER 3107	\$1,311,000	05/10/2024

**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:

20/02/2025 15:54



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**Property Type:** House  
**Land Size:** 681 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 December quarter 2024: \$1,310,000

## Comparable Properties



**88 Glenair Ct TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

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**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2025  
**Property Type:** House  
**Land Size:** 852 sqm approx



**21 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 791 sqm approx



**10 Richard St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4  3  -

**Price:** \$1,311,000  
**Method:** Auction Sale  
**Date:** 05/10/2024  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx

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