

# 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

2/11 Clarke Street, Templestowe Vic 3106

### Indicative selling price

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

Range between

\$790,000

&

\$869,000

### Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Templestowe

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	2/31 Glenair St TEMPLESTOWE LOWER 3107	\$915,000	06/02/2025
2	3/245 Williamsons Rd TEMPLESTOWE 3106	\$645,000	13/11/2024
3	2/359 High St TEMPLESTOWE LOWER 3107	\$1,060,000	13/09/2024

**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:

17/03/2025 17:57

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**Indicative Selling Price**  
\$790,000 - \$869,000  
**Median Unit Price**  
December quarter 2024: \$950,000



 3    2    2

**Property Type:** Unit  
**Land Size:** 337 sqm approx  
**Agent Comments**

## Comparable Properties



**2/31 Glenair St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** Unit  
**Land Size:** 315 sqm approx



**3/245 Williamsons Rd TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Property Type:** Unit  
**Land Size:** 167 sqm approx



**2/359 High St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$1,060,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** Unit  
**Land Size:** 283 sqm approx

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