

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

9 CLARKE STREET TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,627,500

Property type

House

Suburb

Templestowe

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

31 WOOD STREET TEMPLESTOWE VIC 3106	\$1,400,000	06-Sep-25
26 MARGOT AVENUE DONCASTER VIC 3108	\$1,493,000	18-Oct-25
13 EXETER CLOSE TEMPLESTOWE LOWER VIC 3107	\$1,410,000	06-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 18 February 2026



31 WOOD STREET TEMPLESTOWE VIC 3106

Sold Price

\$1,400,000

Sold Date

06-Sep-25

 4  2  2

Distance

1.21km



26 MARGOT AVENUE DONCASTER VIC 3108

Sold Price

\$1,493,000

Sold Date

18-Oct-25

 4  3  6

Distance

1.93km



13 EXETER CLOSE TEMPLESTOWE LOWER VIC 3107

Sold Price

\$1,410,000

Sold Date

06-Sep-25

 5  2  2

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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