

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,495,000 & \$1,560,000

### Median sale price

Median price \$1,621,500 Property Type House Suburb Templestowe

Period - From 01/01/2025 to 31/12/2025 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	20 Niland Rise TEMPLESTOWE 3106	\$1,450,000	28/02/2026
2	103 Wood St TEMPLESTOWE 3106	\$1,610,000	25/10/2025
3	26 Margot Av DONCASTER 3108	\$1,493,000	18/10/2025

**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:

24/03/2026 15:02



5   3   3

**Property Type:** House  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,495,000 - \$1,560,000  
**Median House Price**  
 Year ending December 2025: \$1,621,500

## Comparable Properties



**20 Niland Rise TEMPLESTOWE 3106 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



**103 Wood St TEMPLESTOWE 3106 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx



**26 Margot Av DONCASTER 3108 (REI/VG)**

[Agent Comments](#)

4   3   6

**Price:** \$1,493,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800