

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

31 Clontarf Crescent, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,325,000

&

\$1,425,000

Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2026

to

30/06/2026

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	42 Deep Creek Dr DONCASTER EAST 3109	\$1,350,000	03/06/2026
2	13 Kent Ct DONCASTER EAST 3109	\$1,340,000	18/04/2026
3	28 Fielding Way TEMPLESTOWE 3106	\$1,348,000	06/03/2026

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:

30/07/2026 13:00



4 2 2

Property Type: House

Land Size: 804 sqm approx

Agent Comments

Comparable Properties



42 Deep Creek Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 960 sqm approx



13 Kent Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 4

Price: \$1,340,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 782 sqm approx



28 Fielding Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,348,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 784 sqm approx