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	18 Glenair Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,390,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2025 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	2 Park Hill Way DONCASTER 3108	$2,162,500	29/12/2025
2	3 Dove Ct TEMPLESTOWE LOWER 3107	$2,388,000	07/11/2025
3	22 Verene Av TEMPLESTOWE LOWER 3107	$2,185,000	30/10/2025

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: 10/02/2026 09:11

18 Glenair Street, Templestowe Lower Vic 3107

JellisCraig

Rod Yan
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5 3 4

Property Type: House
Land Size: 934 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2025: $1,390,000

Comparable Properties



2 Park Hill Way DONCASTER 3108 (REI)

5 2 2

Price: $2,162,500
Method: Private Sale
Date: 29/12/2025
Property Type: House
Land Size: 594 sqm approx

Agent Comments



3 Dove Ct TEMPLESTOWE LOWER 3107 (REI/VG)

5 3 2

Price: $2,388,000
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 886 sqm approx

Agent Comments



22 Verene Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 3

Price: $2,185,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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