

# 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

20 Stradmore Avenue, 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

\$1,400,000

&

\$1,450,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Templestowe

Period - From

06/07/2025

to

05/07/2026

Source

Property Data

### 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 | 7 Gum Ridge CI TEMPLESTOWE 3106 | \$1,410,000 | 07/03/2026   |
| 2 | 20 Niland Rise TEMPLESTOWE 3106 | \$1,450,000 | 28/02/2026   |
| 3 | 42 Anderson St TEMPLESTOWE 3106 | \$1,450,000 | 12/02/2026   |

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:

06/07/2026 11:52

20 Stradmore Avenue, Templestowe Vic 3106



4 2 2

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,400,000 - \$1,450,000  
Median House Price  
06/07/2025 - 05/07/2026: \$1,600,000

## Comparable Properties



7 Gum Ridge CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000  
Method: Auction Sale  
Date: 07/03/2026  
Property Type: House (Res)



20 Niland Rise TEMPLESTOWE 3106 (REI/VG)

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

42 Anderson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,450,000  
Method: Private Sale  
Date: 12/02/2026  
Property Type: House (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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