

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,667,000 Property Type House Suburb Templestowe

Period - From 08/05/2025 to 07/05/2026 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 | 42 Anderson St TEMPLESTOWE 3106 | \$1,450,000 | 12/02/2026 |
| 3 | 103 The Grange TEMPLESTOWE 3106 | \$1,413,000 | 13/12/2025 |

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: 08/05/2026 13:49

20 Stradmore Avenue, Templestowe Vic 3106



 4  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
08/05/2025 - 07/05/2026: \$1,667,000

Comparable Properties



7 Gum Ridge CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

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

42 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

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

103 The Grange TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,413,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 651 sqm approx

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



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