

# 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)

Single price \$1,540,000

### Median sale price

Median price \$1,625,000

Property Type House

Suburb Templestowe

Period - From 02/03/2025

to 01/03/2026

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	27 Niland Rise TEMPLESTOWE 3106	\$1,625,000	18/02/2026
2	2 Jacobena PI TEMPLESTOWE 3106	\$1,355,000	29/11/2025
3	31 Wood St TEMPLESTOWE 3106	\$1,400,000	06/09/2025

**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:

02/03/2026 14:24



 4  2  2

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,540,000

**Median House Price**

02/03/2025 - 01/03/2026: \$1,625,000

## Comparable Properties



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

Agent Comments

 4  2  3

**Price:** \$1,625,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**2 Jacobena PI TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 770 sqm approx



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

Agent Comments

 4  2  2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 826 sqm approx

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