

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 Niland Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

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	34 Spring Valley Dr TEMPLESTOWE 3106	\$1,500,000	15/11/2025
2	45 Romilly Av TEMPLESTOWE LOWER 3107	\$1,650,000	18/10/2025
3	5 Louisa PI TEMPLESTOWE 3106	\$1,490,000	18/08/2025

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:

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2025: \$1,750,000



 5  3  2

Property Type: House

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



34 Spring Valley Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 790 sqm approx

45 Romilly Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,650,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 710 sqm approx



5 Louisa PI TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,490,000

Method: Expression of Interest

Date: 18/08/2025

Property Type: House (Res)

Land Size: 816 sqm approx

Account - Barry Plant | P: 03 9842 8888