

## 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 20 Stradmore Avenue, Templestowe Vic 3106  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

#### Median sale price

Median price \$1,627,500 Property Type House Suburb Templestowe  
Period - From 28/01/2025 to 27/01/2026 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	2 Jacobena PI TEMPLESTOWE 3106	\$1,355,000	29/11/2025
2	13 Aloha Gdns TEMPLESTOWE 3106	\$1,600,000	06/09/2025
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:

28/01/2026 09:34

**Property Type:** House (Res)**Land Size:** 650 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

28/01/2025 - 27/01/2026: \$1,627,500

## Comparable Properties

**2 Jacobena PI TEMPLESTOWE 3106 (REI)****Price:** \$1,355,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 770 sqm approx[Agent Comments](#)**13 Aloha Gdns TEMPLESTOWE 3106 (REI/VG)****Price:** \$1,600,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 915 sqm approx[Agent Comments](#)**31 Wood St TEMPLESTOWE 3106 (REI/VG)****Price:** \$1,400,000**Method:** Sold Before Auction**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 826 sqm approx[Agent Comments](#)**Account - Barry Plant | P: 03 9874 3355**