

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 \$1,450,000 & \$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



 4  2  2

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)

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



13 Aloha Gdns TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 915 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

Account - Barry Plant | P: 03 9874 3355