

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

Single price

\$1,490,000

Median sale price

Median price

\$1,621,500

Property Type

House

Suburb

Templestowe

Period - From

01/01/2025

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	28 Fielding Way TEMPLESTOWE 3106	\$1,348,000	06/03/2026
2	27 Niland Rise TEMPLESTOWE 3106	\$1,625,000	18/02/2026
3	2 Jacobena PI TEMPLESTOWE 3106	\$1,355,000	29/11/2025

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:

13/03/2026 15:46



 4  2  2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000

Median House Price

Year ending December 2025: \$1,621,500

Comparable Properties



28 Fielding Way TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,348,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 784 sqm approx



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

Account - Barry Plant | P: 03 9874 3355