

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

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,589,000

Property Type

House

Suburb

Templestowe

Period - From

28/07/2025

to

27/07/2026

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	5 Ashcroft Av TEMPLESTOWE 3106	\$1,364,000	23/05/2026
2	1 Temple Ct TEMPLESTOWE LOWER 3107	\$1,357,000	18/03/2026
3	28 Fielding Way TEMPLESTOWE 3106	\$1,348,000	06/03/2026

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:

28/07/2026 14:32

20 Stradmore Avenue, Templestowe Vic 3106



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

28/07/2025 - 27/07/2026: \$1,589,000

Comparable Properties



5 Ashcroft Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,364,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)



1 Temple Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,357,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House (Res)

Land Size: 650 sqm approx



28 Fielding Way TEMPLESTOWE 3106 (REI/VG)

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

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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