

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 Birchwood Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,388,500 Property Type House Suburb Templestowe Lower

Period - From 01/04/2025 to 30/06/2025 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	394 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,230,000	24/05/2025
2	346 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,325,000	11/05/2025
3	136 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,111,000	15/02/2025

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.~~

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2025: \$1,388,500



 3  2  1

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



394 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$1,230,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House



346 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  3  3

Price: \$1,325,000

Method: Sold Before Auction

Date: 11/05/2025

Property Type: House

Land Size: 667 sqm approx



136 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  3

Price: \$1,111,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 660 sqm approx

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