

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 Milsom Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Templestowe Lower

Period - From

07/11/2024

to

06/11/2025

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	3 Arapilles Dr TEMPLESTOWE LOWER 3107	\$1,280,000	20/10/2025
2	73 Hodgson St TEMPLESTOWE LOWER 3107	\$1,220,500	13/09/2025
3	37 Eric Av TEMPLESTOWE LOWER 3107	\$1,260,000	29/06/2025

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:

07/11/2025 11:08

20 Milsom Avenue, Templestowe Lower Vic 3107



 4  2  2

Property Type: House
Land Size: 901 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
07/11/2024 - 06/11/2025: \$1,350,000

Comparable Properties



3 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,280,000
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 725 sqm approx

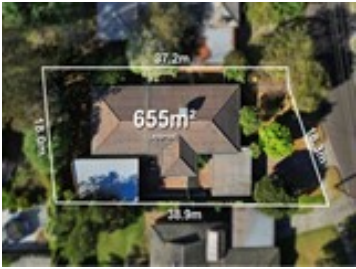


73 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,220,500
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 722 sqm approx



37 Eric Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,260,000
Method: Private Sale
Date: 29/06/2025
Property Type: House
Land Size: 655 sqm approx

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



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