

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 Browning Drive, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,680,000

Property Type

House

Suburb

Templestowe

Period - From

13/11/2024

to

12/11/2025

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	42 Browning Dr TEMPLESTOWE 3106	\$2,500,000	24/09/2025
2	5 Paisley CI TEMPLESTOWE 3106	\$2,230,000	16/08/2025
3	90-94 Serpells Rd TEMPLESTOWE 3106	\$2,600,000	12/07/2025

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:

13/11/2025 14:06

20 Browning Drive, Templestowe Vic 3106



Property Type:
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
13/11/2024 - 12/11/2025: \$1,680,000

Comparable Properties

42 Browning Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)



5 Paisley CI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,230,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 1161 sqm approx



90-94 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,600,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 4082 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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