

# 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 Cricklewood Drive, Templestowe, VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$1,600,000

&

\$1,760,000

### Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Templestowe (3106)

Period - From

01/01/2024

to

31/12/2024

Source

REIV

### Comparable property sales

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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
9 SAMANTHA COURT, TEMPLESTOWE VIC 3106	\$1,645,000	06/03/2025
3 BROWNING DRIVE, TEMPLESTOWE VIC 3106	\$1,640,000	10/12/2024
16 THE GRANGE, TEMPLESTOWE VIC 3106	\$1,620,000	30/11/2024

This Statement of Information was prepared on: 17/03/2025