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

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

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
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

WE DELIVER... Biggin&Scott