

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

11 Niland Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,620,000

&

\$1,680,000

Median sale price

Median price \$1,656,000

Property Type House

Suburb Templestowe

Period - From 10/04/2025

to

09/04/2026

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	20 Niland Rise TEMPLESTOWE 3106	\$1,450,000	28/02/2026
2	27 Niland Rise TEMPLESTOWE 3106	\$1,625,000	18/02/2026
3	37 Beecroft Cr TEMPLESTOWE 3106	\$1,655,000	28/03/2026

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:

10/04/2026 15:34