

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

16 Benambra Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,376,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	117 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,520,000	17/06/2026
2	1B Rose Av BULLEEN 3105	\$1,550,000	18/04/2026
3	117a Macedon Rd TEMPLESTOWE LOWER 3107	\$1,615,000	17/04/2026

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:

26/08/2026 10:24



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending June 2026: \$1,376,000

Comparable Properties



117 Macedon Rd TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

4
 3
 2

Price: \$1,520,000

Method: Private Sale

Date: 17/06/2026

Rooms: 6

Property Type: House (Res)

Land Size: 302 sqm approx



1B Rose Av BULLEEN 3105 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,550,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Land Size: 310 sqm approx



117a Macedon Rd TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

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Price: \$1,615,000

Method: Sale

Date: 17/04/2026

Property Type: House (Res)

Land Size: 272 sqm approx

Account - VICPROP | P: 03 8888 1011