

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

19 Nov 2025

to

19 May 2026

Source

Cotality

### 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 6 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

23A LINTON AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,680,000	08-Mar-26
14 HEATHER GROVE TEMPLESTOWE LOWER VIC 3107	\$1,600,000	28-Feb-26
36A MARCUS ROAD TEMPLESTOWE LOWER VIC 3107	\$1,888,888	28-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 19 May 2026