

# 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 17 Bedervale Drive, Templestowe Vic 3106  
Including suburb and postcode

### Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,750,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Templestowe</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

### 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	21 Carlton Ct TEMPLESTOWE 3106	\$1,814,000	27/11/2025
2	6 Annan PI TEMPLESTOWE 3106	\$1,900,000	31/10/2025
3	12 Valencia Tce TEMPLESTOWE 3106	\$1,781,000	13/09/2025

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:

28/01/2026 17:25



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**Property Type:** House**Land Size:** 1026 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

December quarter 2025: \$1,750,000

## Comparable Properties

**21 Carlton Ct TEMPLESTOWE 3106 (REI)**[Agent Comments](#)

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3

**Price:** \$1,814,000**Method:** Sold Before Auction**Date:** 27/11/2025**Property Type:** House (Res)**Land Size:** 897 sqm approx**6 Annan Pl TEMPLESTOWE 3106 (REI/VG)**[Agent Comments](#)

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**Price:** \$1,900,000**Method:** Private Sale**Date:** 31/10/2025**Property Type:** House**Land Size:** 881 sqm approx**12 Valencia Tce TEMPLESTOWE 3106 (REI/VG)**[Agent Comments](#)

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**Price:** \$1,781,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** House (Res)**Land Size:** 1087 sqm approx[Account - Barry Plant](#) | P: 03 9842 8888