

# 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 5 Hampton Close, Templestowe, VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe (3106)

Period - From 04/02/2024 to 03/02/2025 Source Property Data

### 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
1/13 JILPANGER ROAD, DONVALE VIC 3111	\$1,372,000	07/12/2024
281 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$1,418,000	26/11/2024
7 HOMEBUSH COURT, DONCASTER EAST VIC 3109	\$1,380,000	30/10/2024

This Statement of Information was prepared on: 04/02/2025