# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

5 Hemingway Avenue, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,700,000	&	\$1,850,000
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### Median sale price

Median price	\$1,680,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	17/11/2024	to	16/11/2025		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

Add	dress of comparable property	Price	Date of sale
1	12 Valencia Tce TEMPLESTOWE 3106	\$1,781,000	13/09/2025
2	10 Ashton Rise DONCASTER EAST 3109	\$1,700,000	13/08/2025
3	7 Robertswood CI DONCASTER EAST 3109	\$1,800,000	07/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 15:30













Property Type: House Land Size: 816 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,700,000 - \$1,850,000 **Median House Price** 17/11/2024 - 16/11/2025: \$1,680,000

# Comparable Properties



12 Valencia Tce TEMPLESTOWE 3106 (REI/VG)







**Agent Comments** 

Price: \$1,781,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 1087 sqm approx



10 Ashton Rise DONCASTER EAST 3109 (REI)







Agent Comments

Price: \$1,700,000 Method: Private Sale Date: 13/08/2025 Property Type: House

Land Size: 702 sqm approx



7 Robertswood CI DONCASTER EAST 3109 (REI)





**Agent Comments** 

Price: \$1,800,000 Method: Private Sale Date: 07/06/2025 Property Type: House Land Size: 677 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800





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