

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 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

Median sale price

Median price

\$1,680,000

Property 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	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 Cl DONCASTER EAST 3109	\$1,800,000	07/06/2025

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:

17/11/2025 15:30



5 2 2

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

4 2 2

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

4 2 2

Price: \$1,700,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 702 sqm approx



7 Robertswood Ct DONCASTER EAST 3109 (REI)

Agent Comments

5 4 2

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