

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 Kenman Close, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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	1 Owens St DONCASTER EAST 3109	\$1,150,000	22/03/2026
2	50 Greenridge Av TEMPLESTOWE 3106	\$1,570,000	14/03/2026
3	27 Kensington PI TEMPLESTOWE 3106	\$1,600,000	24/12/2025

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:

24/03/2026 14:24



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000

Median House Price

December quarter 2025: \$1,750,000

Comparable Properties



1 Owens St DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Auction Sale

Date: 22/03/2026

Property Type: House

Land Size: 681 sqm approx



50 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,570,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 670 sqm approx



27 Kensington Pl TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 458 sqm approx

Account - Barry Plant | P: 03 9842 8888