

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 \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,621,500 Property Type House Suburb Templestowe

Period - From 27/02/2025 to 26/02/2026 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	3 Beverly Hills Dr TEMPLESTOWE 3106	\$1,656,000	18/10/2025
2	12 Valencia Tce TEMPLESTOWE 3106	\$1,781,000	13/09/2025
3	13 Aloha Gdns TEMPLESTOWE 3106	\$1,600,000	06/09/2025

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:

27/02/2026 14:38



5 2 2

Property Type: House (Res)

Land Size: 816 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

27/02/2025 - 26/02/2026: \$1,621,500

Comparable Properties



3 Beverly Hills Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,656,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 785 sqm approx



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



13 Aloha Gdns TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 915 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800