

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

Range between \$1,490,000 & \$1,600,000

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	27 Kensington PI TEMPLESTOWE 3106	\$1,600,000	24/12/2025
2	12 Crouch Ct DONCASTER 3108	\$1,800,000	25/10/2025
3	7a Larnaca Ct TEMPLESTOWE 3106	\$1,891,500	13/09/2025

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.~~

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 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,600,000

Median House Price

December quarter 2025: \$1,750,000

Comparable Properties



27 Kensington PI 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



12 Crouch Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 483 sqm approx



7a Larnaca Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,891,500

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 434 sqm approx

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