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<br>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 Pl 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

# 5 Kenman Close, Templestowe Vic 3106



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)**

4 2 2

**Price:** $1,150,000
**Method:** Auction Sale
**Date:** 22/03/2026
**Property Type:** House
**Land Size:** 681 sqm approx

Agent Comments



**50 Greenridge Av TEMPLESTOWE 3106 (REI)**

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

Agent Comments



**27 Kensington Pl TEMPLESTOWE 3106 (REI)**

3 2 2

**Price:** $1,600,000
**Method:** Private Sale
**Date:** 24/12/2025
**Property Type:** House
**Land Size:** 458 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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