

# 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 Gum Ridge Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,580,000

### 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 | 43 Aumann Dr TEMPLESTOWE 3106              | \$1,535,000 | 07/03/2026   |
| 2 | 20 Niland Rise TEMPLESTOWE 3106            | \$1,450,000 | 28/02/2026   |
| 3 | 224 Andersons Creek Rd DONCASTER EAST 3109 | \$1,488,800 | 27/01/2026   |

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:

12/03/2026 15:44



 5  2  2

**Property Type:** House (Res)  
**Land Size:** 1571 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,580,000  
**Median House Price**  
December quarter 2025: \$1,750,000

## Comparable Properties



**43 Aumann Dr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,535,000  
**Method:** Auction Sale  
**Date:** 07/03/2026  
**Property Type:** House (Res)  
**Land Size:** 866 sqm approx



**20 Niland Rise TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



**224 Andersons Creek Rd DONCASTER EAST 3109 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,488,800  
**Method:** Private Sale  
**Date:** 27/01/2026  
**Property Type:** House

**Account - McGrath Estate Agents Doncaster** | P: 03 8822 6188