

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

3 BELMONT AVENUE UPWEY VIC 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,395,000

&

\$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,000

Property type

House

Suburb

Upwey

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

36 BELMONT AVENUE UPWEY VIC 3158	\$1,456,000	15-Feb-24
3 BALDWIN AVENUE UPPER FERNTREE GULLY VIC 3156	\$1,350,000	25-Sep-24
63 GRIFFITHS ROAD UPWEY VIC 3158	\$1,455,000	30-May-24

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 6 months.~~

This Statement of Information was prepared on: 16 January 2025



36 BELMONT AVENUE UPWEY VIC 3158

4 2 5

Sold Price

\$1,456,000

Sold Date

15-Feb-24

Distance

0.41km



3 BALDWIN AVENUE UPPER FERNTREE GULLY VIC 3156

4 2 2

Sold Price

\$1,350,000

Sold Date

25-Sep-24

Distance

0.88km



63 GRIFFITHS ROAD UPWEY VIC 3158

4 2 2

Sold Price

\$1,455,000

Sold Date

30-May-24

Distance

1.03km



12 MCLAREN STREET UPWEY VIC 3158

4 3 3

Sold Price

^{RS} **\$1,490,000**

Sold Date

16-Oct-24

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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