

## 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

106 OLD BELGRAVE ROAD UPWEY VIC 3158

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$928,300

Property type

House

Suburb

Upwey

Period-from

01 Jul 2023

to

30 Jun 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

54 ROYAL STREET UPWEY VIC 3158

\$935,000

13-Jun-24

8 LEONARD STREET UPWEY VIC 3158

\$956,000

14-Mar-24

12 FERNERY ROAD UPWEY VIC 3158

\$921,600

26-Apr-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: 31 July 2024

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54 ROYAL STREET UPWEY VIC 3158

Sold Price

RS\$935,000

Sold Date

13-Jun-24

4

2

3

Distance

0.13km



8 LEONARD STREET UPWEY VIC 3158

Sold Price

\$956,000

Sold Date

14-Mar-24

4

2

2

Distance

0.89km



12 FERNERY ROAD UPWEY VIC 3158

Sold Price

\$921,600

Sold Date

26-Apr-24

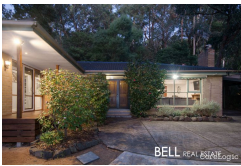
4

2

1

Distance

1.28km



24 SANDELLS ROAD TECOMA VIC 3160

Sold Price

RS\$907,000

Sold Date

12-Jul-24

4

2

2

Distance

1.91km



7 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156

Sold Price

RS\$890,000

Sold Date

18-May-24

4

2

1

Distance

1.38km

RS = Recent sale
 UN = Undisclosed Sale

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