

## 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

13 MAHONY STREET 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$861,000

Property type

House

Suburb

Upwey

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 CENTRE ROAD UPWEY VIC 3158	\$820,000	16-Oct-24
5 STATION STREET BELGRAVE VIC 3160	\$841,000	14-Oct-24
38 DEANS ROAD UPWEY VIC 3158	\$798,000	01-Oct-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 March 2025



3 CENTRE ROAD UPWEY VIC 3158

Sold Price

\$820,000

Sold Date

16-Oct-24

3

1

3

Distance

0.84km



5 STATION STREET BELGRAVE VIC 3160

Sold Price

\$841,000

Sold Date

14-Oct-24

3

1

1

Distance

1.2km



38 DEANS ROAD UPWEY VIC 3158

Sold Price

\$798,000

Sold Date

01-Oct-24

3

1

1

Distance

0.98km

RS = Recent sale
     
 UN = Undisclosed Sale

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