

## 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

105 MORRIS 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Upwey

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 50 DEANS ROAD UPWEY VIC 3158      | \$725,000 | 09-Jul-25 |
| 1 SWANSEA COURT BELGRAVE VIC 3160 | \$715,000 | 10-Jun-25 |
| 11 KAYE ROAD UPWEY VIC 3158       | \$701,050 | 21-Jul-25 |

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: 02 September 2025



**50 DEANS ROAD UPWEY VIC 3158** Sold Price **\$725,000** Sold Date **09-Jul-25**

2 3 -

Distance **0.21km**



**1 SWANSEA COURT BELGRAVE VIC 3160** Sold Price **\$715,000** Sold Date **10-Jun-25**

3 1 3

Distance **2.22km**



**11 KAYE ROAD UPWEY VIC 3158** Sold Price <sup>RS</sup> **\$701,050** Sold Date **21-Jul-25**

3 1 2

Distance **1.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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