

## 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

22 BELMONT AVENUE 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

\$795,000

&

\$874,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

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

54 FERGUSON STREET UPWEY VIC 3158	\$853,000	13-Feb-25
9 BIRDWOOD AVENUE UPWEY VIC 3158	\$855,250	11-Sep-24
14 MAST GULLY ROAD UPWEY VIC 3158	\$885,000	05-Mar-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: 06 March 2025



**54 FERGUSON STREET UPWEY VIC** Sold Price <sup>RS</sup> **\$853,000** Sold Date **13-Feb-25**  
**3158**  
 3 2 - Distance **0.42km**



**9 BIRDWOOD AVENUE UPWEY VIC** Sold Price **\$855,250** Sold Date **11-Sep-24**  
**3158**  
 4 2 2 Distance **0.42km**



**14 MAST GULLY ROAD UPWEY VIC** Sold Price <sup>RS</sup> **\$885,000** Sold Date **05-Mar-25**  
**3158**  
 4 1 2 Distance **0.99km**

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

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