

## 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

35 WRIGHT 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,250

Property type

House

Suburb

Upwey

Period-from

01 Nov 2024

to

31 Oct 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 7 SIMMONS STREET TECOMA VIC 3160  | \$800,000 | 08-Aug-25 |
| 84 MAST GULLY ROAD UPWEY VIC 3158 | \$864,000 | 19-Sep-25 |
| 9 PIONEER AVENUE UPWEY VIC 3158   | \$845,000 | 09-Jul-25 |

OR

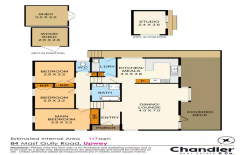
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 November 2025



**7 SIMMONS STREET TECOMA VIC 3160** Sold Price **\$800,000** Sold Date **08-Aug-25**  
Distance **1.25km**

3 1 -



**84 MAST GULLY ROAD UPWEY VIC 3158** Sold Price <sup>RS</sup> **\$864,000** Sold Date **19-Sep-25**  
Distance **0.79km**

3 1 -



**9 PIONEER AVENUE UPWEY VIC 3158** Sold Price **\$845,000** Sold Date **09-Jul-25**  
Distance **0.58km**

3 1 1

RS = Recent sale      UN = Undisclosed Sale

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