

## 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

5 WELDON GROVE UPWEY VIC 3158

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Upwey

Period-from

01 Jan 2025

to

31 Dec 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 3 FERN GROVE FERNY CREEK VIC 3786 | \$785,000 | 07-Nov-25 |
| 7 SIMMONS STREET TECOMA VIC 3160  | \$800,000 | 08-Aug-25 |
| 47 ROPLEY GRANGE UPWEY VIC 3158   | \$820,000 | 29-Oct-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: 29 January 2026



3 FERN GROVE FERNY CREEK VIC 3786

Sold Price

\$785,000

Sold Date

07-Nov-25

3

1

1

Distance

1.88km



7 SIMMONS STREET TECOMA VIC 3160

Sold Price

\$800,000

Sold Date

08-Aug-25

3

1

-

Distance

1.04km



47 ROPLEY GRANGE UPWEY VIC 3158

Sold Price

\$820,000

Sold Date

29-Oct-25

3

1

1

Distance

0.79km

RS = Recent sale      UN = Undisclosed Sale

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