

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

63 TERNES ROAD UPWEY VIC 3158

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,250

Property type

House

Suburb

Upwey

Period-from

01 Oct 2024

to

30 Sep 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

35 MORRIS ROAD UPWEY VIC 3158	\$770,000	10-Jun-25
58 THOMPSON ROAD UPWEY VIC 3158	\$750,000	17-Sep-25
40 ACACIA AVENUE UPWEY VIC 3158	\$790,000	29-Aug-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: 15 October 2025



35 MORRIS ROAD UPWEY VIC 3158 Sold Price **\$770,000** Sold Date **10-Jun-25**
Distance **0.27km**

3 1 2



58 THOMPSON ROAD UPWEY VIC 3158 Sold Price ^{RS} **\$750,000** Sold Date **17-Sep-25**
Distance **0.97km**

2 1 -



40 ACACIA AVENUE UPWEY VIC 3158 Sold Price ^{RS} **\$790,000** Sold Date **29-Aug-25**
Distance **1.46km**

3 1 -

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

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