## 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$855,250	Prop	erty type	rty type House		Suburb	Upwey
Period-from	01 Oct 2024	to	30 Sep 2	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.

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35 MORRIS ROAD UPWEY VIC 3158 Sold Price

\$770,000 Sold Date 10-Jun-25

Distance

0.27km



58 THOMPSON ROAD UPWEY VIC Sold Price

\*\* \$750,000 Sold Date 17-Sep-25

3158

**2** 

**=** 3

₾ 1

Distance

0.97km



40 ACACIA AVENUE UPWEY VIC 3158

Sold Price

\*\* \$790,000 Sold Date 29-Aug-25

**=** 3

₩ 1

Distance

1.46km

**RS** = Recent sale

UN = Undisclosed Sale

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