

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

67 ALEXANDER AVENUE 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,250

Property type

House

Suburb

Upwey

Period-from

01 Aug 2024

to

31 Jul 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

54 HAZEL GROVE TECOMA VIC 3160	\$882,500	13-Mar-25
6 CARRINGTON COURT TECOMA VIC 3160	\$890,000	25-Jul-25
80 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156	\$920,000	19-May-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: 05 August 2025



54 HAZEL GROVE TECOMA VIC 3160

4

2

1

Sold Price

\$882,500

Sold Date

13-Mar-25

Distance

0.89km

6 CARRINGTON COURT TECOMA VIC 3160

4

2

2

Sold Price

^{RS}\$890,000

Sold Date

25-Jul-25

Distance

1.08km

80 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156

4

2

2

Sold Price

\$920,000

Sold Date

19-May-25

Distance

1.18km

RS = Recent sale

 UN = Undisclosed Sale

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