

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

8 FOREST PARK 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

\$870,000

&

\$930,000

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

38 HUGHES STREET UPWEY VIC 3158	\$925,000	28-Aug-25
1313 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156	\$920,001	30-May-25
19 BIRDWOOD AVENUE UPWEY VIC 3158	\$900,000	30-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: 06 November 2025



38 HUGHES STREET UPWEY VIC 3158

Sold Price

RS

\$925,000

Sold Date

28-Aug-25

6

2

1

Distance

1.52km



1313 BURWOOD HIGHWAY UPPER FERNTREE GULLY VIC 3156

Sold Price

\$920,001

Sold Date

30-May-25

4

2

3

Distance

1.74km



19 BIRDWOOD AVENUE UPWEY VIC 3158

Sold Price

\$900,000

Sold Date

30-May-25

3

2

2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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