

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

97 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

\$990,000

&

\$1,089,000

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

26 BIRDWOOD AVENUE UPWEY VIC 3158	\$1,040,500	24-Apr-25
2 MENLO AVENUE TECOMA VIC 3160	\$1,020,000	30-May-25
106 ALEXANDER AVENUE UPWEY VIC 3158	\$990,000	16-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: 21 October 2025



26 BIRDWOOD AVENUE UPWEY VIC 3158

Sold Price

\$1,040,500

Sold Date

24-Apr-25

3

2

2

Distance

1.13km



2 MENLO AVENUE TECOMA VIC 3160

Sold Price

\$1,020,000

Sold Date

30-May-25

3

2

-

Distance

0.95km



106 ALEXANDER AVENUE UPWEY VIC 3158

Sold Price

\$990,000

Sold Date

16-May-25

4

2

-

Distance

0.18km

RS = Recent sale UN = Undisclosed Sale

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