

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

100 OLD BELGRAVE 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Upwey

Period-from

01 Mar 2025

to

28 Feb 2026

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

29 HUGHES STREET UPWEY VIC 3158	\$1,485,000	28-Nov-25
9 WYNETTE AVENUE UPPER FERNTREE GULLY VIC 3156	\$1,485,000	13-Nov-25
7 PIONEER AVENUE UPWEY VIC 3158	\$1,028,000	09-Dec-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: 16 March 2026

	29 HUGHES STREET UPWEY VIC 3158		Sold Price	^{RS} \$1,485,000	Sold Date	28-Nov-25
	5 2 2				Distance	0.57km
	9 WYNETTE AVENUE UPPER FERNTEE GULLY VIC 3156		Sold Price		Sold Date	13-Nov-25
	5 3 2				Distance	0.68km
	7 PIONEER AVENUE UPWEY VIC 3158		Sold Price	\$1,028,000	Sold Date	09-Dec-25
	4 2 4				Distance	0.62km

RS = Recent sale

UN = Undisclosed Sale

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