

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

19 HIGHCLIFF 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

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,750

Property type

House

Suburb

Upwey

Period-from

01 May 2025

to

30 Apr 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

40 DEANS ROAD UPWEY VIC 3158	\$910,000	13-Dec-25
60 THOMPSON ROAD UPWEY VIC 3158	\$870,000	24-Mar-26
257 GLENFERN ROAD UPWEY VIC 3158	\$916,000	11-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: 11 May 2026



40 DEANS ROAD UPWEY VIC 3158

Sold Price

\$910,000

Sold Date

13-Dec-25

4

2

4

Distance

1.52km



60 THOMPSON ROAD UPWEY VIC 3158

Sold Price

^{RS}\$870,000

Sold Date

24-Mar-26

4

2

2

Distance

1.55km



257 GLENFERN ROAD UPWEY VIC 3158

Sold Price

\$916,000

Sold Date

11-Dec-25

4

2

2

Distance

1.77km



4 FAIRY DELL ROAD TECOMA VIC 3160

Sold Price

^{RS}\$920,000

Sold Date

04-Apr-26

4

2

2

Distance

1.95km



6 ROSS STREET TECOMA VIC 3160

Sold Price

\$940,000

Sold Date

23-Dec-25

4

2

4

Distance

2.27km

RS = Recent sale
 UN = Undisclosed Sale

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