

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

2 Dealbata Road, Upwey Vic 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$999,999

Property Type House

Suburb Upwey

Period - From 01/01/2026

to

31/03/2026

Source REIV

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 six 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
1	3 Acacia Av UPWEY 3158	\$1,125,000	07/04/2026
2	4 Dunn Av FERNY CREEK 3786	\$1,320,000	26/03/2026
3	81 Forest Park Rd UPWEY 3158	\$1,375,000	10/12/2025

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 six months.~~

This Statement of Information was prepared on:

22/05/2026 10:14



4 2 2

Property Type: House

Land Size: 2152 sqm approx

Agent Comments

Comparable Properties



3 Acacia Av UPWEY 3158 (REI)

5 3 -

Price: \$1,125,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 1063 sqm approx

Agent Comments



4 Dunn Av FERNY CREEK 3786 (REI)

3 2 8

Price: \$1,320,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 2512 sqm approx

Agent Comments



81 Forest Park Rd UPWEY 3158 (REI/VG)

4 2 2

Price: \$1,375,000

Method: Expression of Interest

Date: 10/12/2025

Property Type: House

Land Size: 2542 sqm approx

Agent Comments