

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 ROMA PARADE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,750

Property type

House

Suburb

Upwey

Period-from

01 Jun 2025

to

31 May 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

15 EDWARD STREET UPPER FERNTREE GULLY VIC 3156	\$1,050,000	31-Jan-26
3 KIA ORA AVENUE UPWEY VIC 3158	\$1,130,000	14-Mar-26

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: 05 June 2026



15 EDWARD STREET UPPER
FERNTREE GULLY VIC 3156

 3

 1

 2

Sold Price

\$1,050,000

Sold Date

31-Jan-26

Distance

0.83km



3 KIA ORA AVENUE UPWEY VIC
3158

 3

 2

 4

Sold Price

\$1,130,000

Sold Date

14-Mar-26

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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