

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

20 BELMONT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Upwey

Period-from

01 Jul 2025

to

30 Jun 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

10 GRANDVIEW CRESCENT UPPER FERNTREE GULLY VIC 3156	\$845,000	28-Jul-26
9 HIGHCLIFF ROAD UPWEY VIC 3158	\$840,000	27-Mar-26
59 TERNES ROAD UPWEY VIC 3158	\$780,000	06-Jul-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: 29 July 2026



10 GRANDVIEW CRESCENT UPPER
FERNTREE GULLY VIC 3156

Sold Price

RS\$845,000

Sold Date

28-Jul-26

3

3

-

Distance

1.31km



9 HIGHCLIFF ROAD UPWEY VIC
3158

Sold Price

\$840,000

Sold Date

27-Mar-26

3

2

1

Distance

0.22km



59 TERNES ROAD UPWEY VIC 3158

Sold Price

RS\$780,000

Sold Date

06-Jul-26

3

2

-

Distance

0.49km



39 OLD BELGRAVE ROAD UPPER
FERNTREE GULLY VIC 3156

Sold Price

\$835,000

Sold Date

20-Feb-26

4

2

2

Distance

0.86km



1359 BURWOOD HIGHWAY UPPER
FERNTREE GULLY VIC 3156

Sold Price

\$850,000

Sold Date

05-Mar-26

3

2

4

Distance

0.8km



14 FOREST VIEW LANE UPPER
FERNTREE GULLY VIC 3156

Sold Price

\$820,000

Sold Date

03-Apr-26

3

2

1

Distance

0.6km

RS = Recent sale UN = Undisclosed Sale

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