

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

5 FERNDALE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,500

Property type

House

Suburb

Upwey

Period-from

01 Sep 2025

to

31 Aug 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

31-35 GLENFERN AVENUE UPWEY VIC 3158	\$1,030,000	20-Apr-26
52 GLENFERN AVENUE UPWEY VIC 3158	\$1,095,000	07-Aug-26
4 RILEY ROAD UPWEY VIC 3158	\$1,000,000	14-Apr-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: 10 September 2026



31-35 GLENFERN AVENUE UPWEY VIC 3158 Sold Price **\$1,030,000** Sold Date **20-Apr-26**

4 2 -

Distance **0.34km**



52 GLENFERN AVENUE UPWEY VIC 3158 Sold Price **\$1,095,000** Sold Date **07-Aug-26**

3 2 2

Distance **0.61km**



4 RILEY ROAD UPWEY VIC 3158 Sold Price **\$1,000,000** Sold Date **14-Apr-26**

4 3 2

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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