Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	for	sal	e
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Address Including suburb and postcode	42 ALEXANDER 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 ran	_	\$950,000	&	\$1,045,000	
Median sale price (*Delete house or unit as ap	plicable)					ſ		
Median Price	\$880,000	Prop	erty type		House	Suburb	Upwey	
Period-from	01 Nov 2024	to	31 Oct 2	2025	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.

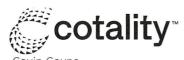
Address of comparable property	Price	Date of sale	
7 ALPINE AVENUE UPWEY VIC 3158	\$930,000	04-Sep-25	
61 ALEXANDER AVENUE UPWEY VIC 3158	\$936,000	17-Oct-25	
67 ALEXANDER AVENUE UPWEY VIC 3158	\$1,130,000	05-Aug-25	

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: 24 November 2025





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7 ALPINE AVENUE UPWEY VIC 3158

Sold Price

^{RS} **\$930,000** Sold Date **04-Sep-25**

Distance



4 € 2 € 2

€ 2

0.16km



61 ALEXANDER AVENUE UPWEY VIC 3158

Sold Price

*\$936,000 UN

Sold Date

17-Oct-25

Distance

0.18km



67 ALEXANDER AVENUE UPWEY Sold Price VIC 3158

\$1,130,000 Sold Date 05-Aug-25

0 19km

€ 2 a 2

= 3

Distance

RS = Recent sale

UN = Undisclosed Sale

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