

## 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

42 ALEXANDER AVENUE UPWEY VIC 3158

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Upwey

Period-from

01 Nov 2024

to

31 Oct 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



**7 ALPINE AVENUE UPWEY VIC 3158**

4 2 2

Sold Price <sup>RS</sup> **\$930,000** Sold Date **04-Sep-25**

Distance **0.16km**



**61 ALEXANDER AVENUE UPWEY VIC 3158**

3 2 -

Sold Price <sup>RS</sup> **\$936,000** <sup>UN</sup> Sold Date **17-Oct-25**

Distance **0.18km**



**67 ALEXANDER AVENUE UPWEY VIC 3158**

4 2 2

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

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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