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	4 BLACKWOOD STREET 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	$980,000	&	$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Upwey
Period-from	01 Jan 2025	to	31 Dec 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 PIONEER AVENUE UPWEY VIC 3158	$1,028,000	10-Dec-25
16 OSBORNE AVENUE BELGRAVE HEIGHTS VIC 3160	$990,000	19-Sep-25
38 BARTLEY ROAD BELGRAVE HEIGHTS VIC 3160	$1,005,500	16-Dec-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.~~

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7 PIONEER AVENUE UPWEY VIC 3158

4 2 4

Sold Price RS $1,028,000 Sold Date 10-Dec-25

Distance 0.91km



16 OSBORNE AVENUE BELGRAVE HEIGHTS VIC 3160

4 2 2

Sold Price $990,000 Sold Date 19-Sep-25

Distance 2.93km



38 BARTLEY ROAD BELGRAVE HEIGHTS VIC 3160

4 2 3

Sold Price RS $1,005,500 Sold Date 16-Dec-25

Distance 3.68km

RS = Recent sale **UN** = Undisclosed Sale

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