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	11 HIGHCLIFF ROAD 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	&	$860,000

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
1 ROPLEY GRANGE UPWEY VIC 3158	$807,500	23-Oct-25
36 ROYAL STREET UPWEY VIC 3158	$870,000	26-Sep-25
50 FERGUSON STREET UPWEY VIC 3158	$860,000	25-Nov-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: 29 January 2026

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1 ROPLEY GRANGE UPWEY VIC 3158

3 2 -

Sold Price **$807,500** Sold Date **23-Oct-25**

Distance **0.28km**

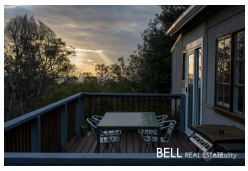


36 ROYAL STREET UPWEY VIC 3158

3 2 2

Sold Price **$870,000** Sold Date **26-Sep-25**

Distance **0.47km**



50 FERGUSON STREET UPWEY VIC 3158

3 2 2

Sold Price RS **$860,000** Sold Date **25-Nov-25**

Distance **0.59km**



11 BAYVIEW AVENUE UPWEY VIC 3158

3 1 2

Sold Price **$890,000** Sold Date **28-Aug-25**

Distance **1.17km**

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

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