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	102 MAST GULLY 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	$730,000	&	$780,000

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
58 THOMPSON ROAD UPWEY VIC 3158	$750,000	18-Sep-25
63 TERNES ROAD UPWEY VIC 3158	$770,000	28-Oct-25
8A FRAME AVENUE TECOMA VIC 3160	$755,000	21-Mar-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: 14 November 2025

Chandler REAL ESTATE & Co.
Brad Conder
P 97546888
M 0422639115
E brad@chandlerandco.com.au



58 THOMPSON ROAD UPWEY VIC 3158

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Sold Price RS $750,000 Sold Date 18-Sep-25

Distance 1.64km



63 TERNES ROAD UPWEY VIC 3158

2 1 1

Sold Price RS $770,000 Sold Date 28-Oct-25

Distance 1.84km



8A FRAME AVENUE TECOMA VIC 3160

2 2 1

Sold Price $755,000 Sold Date 21-Mar-25

Distance 1.29km

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

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