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	52 HAZEL GROVE TECOMA VIC 3160

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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$919,250	Property type	House	Suburb	Tecoma
Period-from	01 Jul 2025	to	30 Jun 2026	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
3 ACACIA AVENUE UPWEY VIC 3158	$1,125,000	07-Apr-26
97 ALEXANDER AVENUE UPWEY VIC 3158	$1,025,000	25-Nov-25
13 OAKLAND AVENUE UPWEY VIC 3158	$1,110,000	12-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.~~

This Statement of Information was prepared on: 28 July 2026

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3 ACACIA AVENUE UPWEY VIC 3158

5 3 1

Sold Price RS $1,125,000 Sold Date 07-Apr-26

Distance 0.48km



97 ALEXANDER AVENUE UPWEY VIC 3158

4 2 2

Sold Price $1,025,000 Sold Date 25-Nov-25

Distance 0.51km



13 OAKLAND AVENUE UPWEY VIC 3158

4 4 1

Sold Price $1,110,000 Sold Date 12-Dec-25

Distance 0.59km

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

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