

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

3 ACACIA AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Upwey

Period-from

01 Mar 2025

to

28 Feb 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

9 KITCHENER ROAD TECOMA VIC 3160	\$1,082,000	22-Oct-25
12 WALTER STREET TECOMA VIC 3160	\$1,165,000	17-Oct-25
6 CLIFFORD GROVE TECOMA VIC 3160	\$1,105,000	17-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: 19 March 2026



9 KITCHENER ROAD TECOMA VIC 3160

Sold Price **\$1,082,000** Sold Date **22-Oct-25**

4 2 4

Distance **1.04km**



12 WALTER STREET TECOMA VIC 3160

Sold Price **\$1,165,000** Sold Date **17-Oct-25**

4 2 4

Distance **1.05km**



6 CLIFFORD GROVE TECOMA VIC 3160

Sold Price **\$1,105,000** Sold Date **17-Dec-25**

5 2 1

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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