

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

5 WELDON GROVE 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

\$760,000

&

\$830,000

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

3 FERN GROVE FERNY CREEK VIC 3786	\$785,000	07-Nov-25
7 SIMMONS STREET TECOMA VIC 3160	\$800,000	08-Aug-25
47 ROPLEY GRANGE UPWEY VIC 3158	\$820,000	29-Oct-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



3 FERN GROVE FERNY CREEK VIC 3786

Sold Price

\$785,000

Sold Date

07-Nov-25

3

1

1

Distance

1.88km



7 SIMMONS STREET TECOMA VIC 3160

Sold Price

\$800,000

Sold Date

08-Aug-25

3

1

-

Distance

1.04km



47 ROPLEY GRANGE UPWEY VIC 3158

Sold Price

\$820,000

Sold Date

29-Oct-25

3

1

1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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