

## 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

4 FAIRY DELL ROAD TECOMA VIC 3160

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Tecoma

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

7 ALPINE AVENUE UPWEY VIC 3158	\$930,000	04-Sep-25
61 ALEXANDER AVENUE UPWEY VIC 3158	\$936,000	16-Oct-25
6 ROSS STREET TECOMA VIC 3160	\$940,000	23-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: 20 March 2026



**7 ALPINE AVENUE UPWEY VIC 3158**

4 2 2

Sold Price **\$930,000** Sold Date **04-Sep-25**

Distance **0.87km**



**61 ALEXANDER AVENUE UPWEY VIC 3158**

4 2 2

Sold Price **\$936,000** Sold Date **16-Oct-25**

Distance **1.04km**



**6 ROSS STREET TECOMA VIC 3160**

4 2 2

Sold Price **\$940,000** Sold Date **23-Dec-25**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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