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	8-10 TORRY HILL 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	$595,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$875,000	Property type	House	Suburb	Upwey
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
52 FERGUSON STREET UPWEY VIC 3158	$581,000	01-Nov-24
7 KEMP STREET UPWEY VIC 3158	$650,000	31-Oct-24
3 THE SERPENTINE TECOMA VIC 3160	$620,000	16-Jan-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: 15 April 2025

OBrien Real Estate

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52 FERGUSON STREET UPWEY VIC 3158

2 1 -

Sold Price **$581,000** Sold Date **01-Nov-24**

Distance **0.83km**



7 KEMP STREET UPWEY VIC 3158

2 1 2

Sold Price **$650,000** Sold Date **31-Oct-24**

Distance **1.63km**



3 THE SERPENTINE TECOMA VIC 3160

3 1 1

Sold Price **$620,000** Sold Date **16-Jan-25**

Distance **1.8km**

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

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