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	47 Ropley Grange, Upwey Vic 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $750,000 & $825,000

Median sale price

Median price $871,250 Property Type House Suburb Upwey

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 six 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
1	10 Alexandra St UPPER FERNTREE GULLY 3156	$750,000	09/09/2025
2	40 Acacia Av UPWEY 3158	$790,000	29/08/2025
3	7 Simmons St TECOMA 3160	$800,000	08/08/2025

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 six months.~~

This Statement of Information was prepared on: 17/10/2025 12:59

47 Ropley Grange, Upwey Vic 3158

Lachlan Williams
9722 9755
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3 1 2

Property Type: House
Land Size: 1862 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
Year ending September 2025: $871,250

Comparable Properties



10 Alexandra St UPPER FERNTREE GULLY 3156 (REI)

3 1 -

Price: $750,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 757 sqm approx

Agent Comments



40 Acacia Av UPWEY 3158 (REI/VG)

3 1 -

Price: $790,000
Method: Sale by Tender
Date: 29/08/2025
Property Type: House
Land Size: 978 sqm approx

Agent Comments



7 Simmons St TECOMA 3160 (REI/VG)

3 1 4

Price: $800,000
Method: Sale by Tender
Date: 08/08/2025
Property Type: House
Land Size: 1301 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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