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	1 ROPLEY GRANGE 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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$856,000	Property type	House	Suburb	Upwey
Period-from	01 Oct 2024	to	30 Sep 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
36 ROPLEY GRANGE UPWEY VIC 3158	$830,000	08-May-25
9 PIONEER AVENUE UPWEY VIC 3158	$845,000	09-Jul-25
25 TALASKIA ROAD UPPER FERNTREE GULLY VIC 3156	$825,000	12-Apr-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: 06 October 2025

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36 ROPLEY GRANGE UPWEY VIC 3158

3 2 1

Sold Price **$830,000** Sold Date **08-May-25**

Distance **0.41km**



9 PIONEER AVENUE UPWEY VIC 3158

3 1 1

Sold Price **$845,000** Sold Date **09-Jul-25**

Distance **1.33km**



25 TALASKIA ROAD UPPER FERNTREE GULLY VIC 3156

3 2 1

Sold Price **$825,000** Sold Date **12-Apr-25**

Distance **0.63km**

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

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