

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

1/8 MONTROSE COURT SYDENHAM VIC 3037

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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2025

to

31 Jul 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

4/570 MELTON HIGHWAY SYDENHAM VIC 3037	\$620,000	14-Oct-25
1/12 BEAUMONT COURT SYDENHAM VIC 3037	\$610,000	18-Dec-25
1/46 BUCKINGHAM STREET SYDENHAM VIC 3037	\$650,000	06-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: 18 August 2026



**4/570 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  1

Sold Price

\$620,000

Sold Date

14-Oct-25

Distance

0.13km



**1/12 BEAUMONT COURT
SYDENHAM VIC 3037**

 3  2  2

Sold Price

\$610,000

Sold Date

18-Dec-25

Distance

0.16km



**1/46 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 3  1  1

Sold Price

\$650,000

Sold Date

06-Oct-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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