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<br>Including suburb and postcode | 2/4 ARRAN 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 | & | $660,000 |

## 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 |
|---|---|---|
| 22 CONTURSI DRIVE SYDENHAM VIC 3037 | $662,000 | 13-Jun-26 |
| 1/11 BENJAMIN COURT SYDENHAM VIC 3037 | $580,000 | 26-Jun-26 |
| 3/4 DUNRAVEN COURT SYDENHAM VIC 3037 | $595,000 | 01-Jul-26 |

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: 28 August 2026

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**22 CONTURSI DRIVE SYDENHAM VIC 3037**

3 2 1

Sold Price **$662,000** Sold Date **13-Jun-26**

Distance **1.39km**

**1/11 BENJAMIN COURT SYDENHAM VIC 3037**

3 1 2

Sold Price **$580,000** Sold Date **26-Jun-26**

Distance **0.66km**

**3/4 DUNRAVEN COURT SYDENHAM VIC 3037**

3 2 1

Sold Price **$595,000** Sold Date **01-Jul-26**

Distance **0.43km**

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

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