

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

26/346 Sydenham Road, Sydenham, VIC 3037

Indicative selling price

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

Price Range

\$525,000

&

\$565,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Sydenham (3037)

Period - From

01/03/2025

to

28/02/2026

Source

www.realestate.com.au

Comparable property sales

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
43/346 SYDENHAM ROAD, SYDENHAM VIC 3037	\$540,233	07/11/2025
35/330 SYDENHAM ROAD, SYDENHAM VIC 3037	\$535,000	17/10/2025
10/330 SYDENHAM ROAD, SYDENHAM VIC 3037	\$490,000	11/12/2025

This Statement of Information was prepared on: 30/03/2026