

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

26/358 SYDENHAM ROAD 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2025

to

31 Aug 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

2/4 DUNRAVEN COURT SYDENHAM VIC 3037	\$485,000	01-Jul-26
21 PORTEOUS RETREAT SYDENHAM VIC 3037	\$585,175	19-Jun-26
2/12 BUCKINGHAM STREET SYDENHAM VIC 3037	\$540,000	01-Jun-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: 07 September 2026



2/4 DUNRAVEN COURT SYDENHAM VIC 3037

2 1 1

Sold Price **\$485,000** Sold Date **01-Jul-26**

Distance **1.77km**



21 PORTEOUS RETREAT SYDENHAM VIC 3037

2 2 1

Sold Price **\$585,175** Sold Date **19-Jun-26**

Distance **0.26km**



2/12 BUCKINGHAM STREET SYDENHAM VIC 3037

2 1 -

Sold Price **\$540,000** Sold Date **01-Jun-26**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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