

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

31 TUSSOCK CRESCENT 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,500

Property type

House

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

16 PICADILLY PLACE SYDENHAM VIC 3037	\$920,000	27-Jun-26
8 KOLIVAS COURT HILLSIDE VIC 3037	\$925,000	02-May-26
18 CARISBROOK COURT TAYLORS HILL VIC 3037	\$935,000	19-Apr-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: 30 September 2026



16 PICADILLY PLACE SYDENHAM VIC 3037

Sold Price

\$920,000

Sold Date

27-Jun-26


4



2



2

Distance

1.2km


8 KOLIVAS COURT HILLSIDE VIC 3037

Sold Price

\$925,000

Sold Date

02-May-26


4



2



2

Distance

1.95km


18 CARISBROOK COURT TAYLORS HILL VIC 3037

Sold Price

\$935,000

Sold Date

19-Apr-26


4



2



2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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