

## 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

32/545 MELTON HIGHWAY SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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

2/8 MONTROSE COURT SYDENHAM VIC 3037	\$618,000	17-Jan-24
2/10 DOMAIN DRIVE HILLSIDE VIC 3037	\$595,000	28-Feb-24
3/546 MELTON HIGHWAY SYDENHAM VIC 3037	\$616,000	20-Dec-23

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 May 2024



**2/8 MONTROSE COURT  
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$618,000** Sold Date **17-Jan-24**

Distance **0.53km**



**2/10 DOMAIN DRIVE HILLSIDE VIC  
3037**

3 2 2

Sold Price <sup>RS</sup> **\$595,000** Sold Date **28-Feb-24**

Distance **1.88km**



**3/546 MELTON HIGHWAY  
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$616,000** Sold Date **20-Dec-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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