

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

4 YERRIM LANE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sydenham

Period-from

01 Apr 2025

to

31 Mar 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

61 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$840,000	19-Dec-25
9 ALBERTINE CRESCENT SYDENHAM VIC 3037	\$810,000	31-Jan-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: 15 April 2026


**61 STAGECOACH CRESCENT
SYDENHAM VIC 3037**

 4
  2
  2

Sold Price **\$840,000** Sold Date **19-Dec-25**

Distance **0.4km**


**9 ALBERTINE CRESCENT
SYDENHAM VIC 3037**

 4
  2
  2

Sold Price ^{RS} **\$810,000** Sold Date **31-Jan-26**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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