

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

41/322 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2024

to

30 Apr 2025

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

51/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$440,000	02-Mar-25
7/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$474,000	27-Feb-25
27/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$460,000	29-Dec-24

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: 13 May 2025


**51/330 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

Sold Price

\$440,000

Sold Date

02-Mar-25

Distance

0.06km

**7/330 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

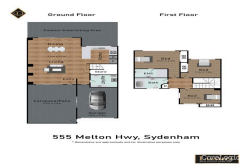
Sold Price

^{RS} **\$474,000**

Sold Date

27-Feb-25

Distance

0.06km

**27/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**
 3  2  2

Sold Price

\$460,000

Sold Date

29-Dec-24

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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