

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

47/322 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,250

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2025

to

28 Feb 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

9/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$495,500	31-May-25
39/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$495,000	12-Jun-25
10/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$490,000	11-Dec-25

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: 31 March 2026

**9/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$495,500** Sold Date **31-May-25**Distance **0km****39/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$495,000** Sold Date **12-Jun-25**Distance **0.06km****10/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$490,000** Sold Date **11-Dec-25**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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