

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

6 MEADE WAY 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,750

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2025

to

30 Jun 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

2 PASTORAL PLACE SYDENHAM VIC 3037	\$902,000	21-Mar-26
11 MEADE WAY SYDENHAM VIC 3037	\$760,000	28-Mar-26
13 LORINDA CLOSE SYDENHAM VIC 3037	\$910,000	29-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: 08 July 2026


**2 PASTORAL PLACE SYDENHAM
VIC 3037**
 3  2  2

Sold Price

\$902,000

Sold Date

21-Mar-26

Distance

1.01km

**11 MEADE WAY SYDENHAM VIC
3037**
 3  2  2

Sold Price

\$760,000

Sold Date

28-Mar-26

Distance

0.05km

**13 LORINDA CLOSE SYDENHAM
VIC 3037**
 3  2  2

Sold Price

\$910,000

Sold Date

29-Apr-26

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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