

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

30/322 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,750

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2024

to

31 Jan 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

2/30-38 TRICKEY AVENUE SYDENHAM VIC 3037	\$490,000	10-Sep-24
28/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$485,000	28-Nov-24
17/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$480,000	13-Aug-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: 11 February 2025



**2/30-38 TRICKEY AVENUE
SYDENHAM VIC 3037**

3 1 1

Sold Price **\$490,000** Sold Date **10-Sep-24**

Distance **0.97km**



**28/110 DELBRIDGE DRIVE
SYDENHAM VIC 3037**

2 1 1

Sold Price **\$485,000** Sold Date **28-Nov-24**

Distance **1.37km**



**17/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 2

Sold Price **\$480,000** Sold Date **13-Aug-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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