

## 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

36 PARK VIEW TERRACE SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

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

2/5 NORMANBY STREET SYDENHAM VIC 3037	\$585,000	16-Jan-25
12 KONTEK WAY SYDENHAM VIC 3037	\$575,000	19-Sep-24
5/3 VICTORIA ROAD SYDENHAM VIC 3037	\$565,000	21-Nov-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: 27 February 2025



**2/5 NORMANBY STREET  
 SYDENHAM VIC 3037**

 3  2  1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **16-Jan-25**

Distance **1.71km**



**12 KONTEK WAY SYDENHAM VIC  
 3037**

 3  2  1

Sold Price **\$575,000** Sold Date **19-Sep-24**

Distance **1.68km**



**5/3 VICTORIA ROAD SYDENHAM  
 VIC 3037**

 3  2  2

Sold Price **\$565,000** Sold Date **21-Nov-24**

Distance **1.56km**

RS = Recent sale      UN = Undisclosed Sale

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