

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

34 MANCHESTER DRIVE 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,550

Property type

House

Suburb

Sydenham

Period-from

01 Mar 2024

to

28 Feb 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

13 MANCHESTER DRIVE SYDENHAM VIC 3037	\$712,000	12-Oct-24
8 CARMEL COURT SYDENHAM VIC 3037	\$705,000	27-Dec-24
86 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$700,000	14-Feb-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: 12 March 2025

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**13 MANCHESTER DRIVE
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$712,000** Sold Date **12-Oct-24**

Distance **0.25km**



**8 CARMEL COURT SYDENHAM VIC
3037**

 3  2  2

Sold Price **\$705,000** Sold Date **27-Dec-24**

Distance **1.21km**



**86 DELBRIDGE DRIVE SYDENHAM
VIC 3037**

 3  2  2

Sold Price ^{RS} **\$700,000** Sold Date **14-Feb-25**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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