

## 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

17 MEADE WAY SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,750

Property type

Unit

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

1/4 CHANDOS STREET SYDENHAM VIC 3037	\$525,000	26-Nov-24
1/1 NORMANBY STREET SYDENHAM VIC 3037	\$570,000	17-Sep-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: 04 March 2025

**1/4 CHANDOS STREET SYDENHAM  
VIC 3037** 3  1  1

Sold Price

**\$525,000**

Sold Date

**26-Nov-24**

Distance

**1.08km****1/1 NORMANBY STREET  
SYDENHAM VIC 3037** 3  1  1

Sold Price

**\$570,000**

Sold Date

**17-Sep-24**

Distance

**0.86km****RS** = Recent sale**UN** = Undisclosed Sale

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