

## 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

2/69 DELBRIDGE DRIVE 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

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,018

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

54/12-32 PECKS ROAD SYDENHAM VIC 3037

\$440,000

01-Oct-24

11/110 DELBRIDGE DRIVE SYDENHAM VIC 3037

\$440,000

26-Sep-24

2/1 BEAUMONT COURT SYDENHAM VIC 3037

\$490,000

10-Jul-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: 18 October 2024



**54/12-32 PECKS ROAD SYDENHAM  
VIC 3037**

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date

**01-Oct-24**

2 1 1

Distance

**1.01km**



**11/110 DELBRIDGE DRIVE  
SYDENHAM VIC 3037**

Sold Price

Sold Date

**26-Sep-24**

2 1 1

Distance

**0.44km**



**2/1 BEAUMONT COURT  
SYDENHAM VIC 3037**

Sold Price

**\$490,000**

Sold Date

**10-Jul-24**

3 1 1

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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