

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

1/12 NORMANBY STREET 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

3/46 BUCKINGHAM STREET SYDENHAM VIC 3037	\$600,000	13-Dec-25
3/7 MONTROSE COURT SYDENHAM VIC 3037	\$560,000	05-Sep-25
6/19 OVERTON LEA BOULEVARD SYDENHAM VIC 3037	\$540,000	16-Aug-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: 19 December 2025


**3/46 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 3  2  1

Sold Price

^{RS} **\$600,000** Sold Date **13-Dec-25**

Distance **0.58km**

**3/7 MONTROSE COURT
SYDENHAM VIC 3037**

 3  1  1

Sold Price

\$560,000 Sold Date **05-Sep-25**

Distance **0.65km**

**6/19 OVERTON LEA BOULEVARD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

\$540,000 Sold Date **16-Aug-25**

Distance **0.3km**
RS = Recent sale

UN = Undisclosed Sale

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