# 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

1/25 CARRINGTON 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 \$700,000 & \$770,000	Single Price		or range between	\$700,000	&	\$770,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$486,000	Prop	erty type		Unit	Suburb	Sydenham
Period-from	01 Nov 2024	to	31 Oct 2	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
1/9 BUCKINGHAM STREET SYDENHAM VIC 3037	\$751,000	25-Oct-25
52 MEADE WAY SYDENHAM VIC 3037	\$738,000	08-Nov-25
2A CHARLES COURT SYDENHAM VIC 3037	\$715,000	23-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: 10 November 2025





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1/9 BUCKINGHAM STREET SYDENHAM VIC 3037

Sold Price

RS \$751,000 Sold Date 25-Oct-25

Distance 0.17km



52 MEADE WAY SYDENHAM VIC 3037

Sold Price

\*\* \$738,000 Sold Date 08-Nov-25

Distance 1.07km



2A CHARLES COURT SYDENHAM **VIC 3037** 

Sold Price

\$715,000 Sold Date 23-Aug-25

Distance 1.66km

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**RS** = Recent sale

UN = Undisclosed Sale

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