

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

1/3 GIBSON COURT 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

\$512,500

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2024

to

30 Apr 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

2/3 STRATHEDEN COURT SYDENHAM VIC 3037	\$570,000	28-Jun-24
3/3 STRATHEDEN COURT SYDENHAM VIC 3037	\$565,000	21-Oct-24
2/18 BUCKINGHAM STREET SYDENHAM VIC 3037	\$540,000	06-Nov-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: 13 May 2025


**2/3 STRATHEDEN COURT
SYDENHAM VIC 3037**

 3
  2
  1

Sold Price **\$570,000** Sold Date **28-Jun-24**

Distance **0.58km**


**3/3 STRATHEDEN COURT
SYDENHAM VIC 3037**

 3
  2
  1

Sold Price **\$565,000** Sold Date **21-Oct-24**

Distance **0.58km**


**2/18 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 3
  2
  1

Sold Price **\$540,000** Sold Date **06-Nov-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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