

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

1/74 DUNDEE WAY 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,250

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/25 CARRINGTON STREET SYDENHAM VIC 3037	\$760,000	13-Dec-25
1/8 JADE WAY HILLSIDE VIC 3037	\$743,000	03-Dec-25
1/45 PECKS ROAD SYDENHAM VIC 3037	\$725,000	22-Mar-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: 11 March 2026



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**1/25 CARRINGTON STREET
 SYDENHAM VIC 3037**

3 2 2

Sold Price

^{RS} **\$760,000**

Sold Date **13-Dec-25**

Distance **0.78km**



1/8 JADE WAY HILLSIDE VIC 3037

3 2 2

Sold Price

^{RS} **\$743,000**

Sold Date **03-Dec-25**

Distance **1.13km**



**1/45 PECKS ROAD SYDENHAM VIC
 3037**

3 2 2

Sold Price

\$725,000

Sold Date **22-Mar-25**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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