

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

178 SYDENHAM ROAD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,750

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2024

to

31 Oct 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

21 HUME DRIVE DELAHEY VIC 3037	\$800,000	29-Aug-24
62 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$881,000	26-Jul-25
1 FARMHOUSE COURT SYDENHAM VIC 3037	\$810,000	21-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: 11 November 2025

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21 HUME DRIVE DELAHEY VIC 3037 Sold Price **\$800,000** Sold Date **29-Aug-24**

 4  2  6

Distance **0.19km**



62 STAGECOACH CRESCENT SYDENHAM VIC 3037 Sold Price **\$881,000** Sold Date **26-Jul-25**

 4  2  2

Distance **1.37km**



1 FARMHOUSE COURT SYDENHAM VIC 3037 Sold Price **\$810,000** Sold Date **21-Aug-25**

 4  2  2

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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