

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

2/2 ALBERT 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2024

to

31 May 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

2/55 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$500,000	30-Jan-25
28/12-32 PECKS ROAD SYDENHAM VIC 3037	\$455,000	11-Apr-25
53/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	25-Apr-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: 13 June 2025

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**2/55 DELBRIDGE DRIVE
SYDENHAM VIC 3037**

 2  1  2

Sold Price **\$500,000** Sold Date **30-Jan-25**

Distance **0.56km**



**28/12-32 PECKS ROAD SYDENHAM
VIC 3037**

 3  1  1

Sold Price **\$455,000** Sold Date **11-Apr-25**

Distance **1.46km**



**53/12-32 PECKS ROAD SYDENHAM
VIC 3037**

 3  1  1

Sold Price **\$470,000** Sold Date **25-Apr-25**

Distance **1.46km**

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

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