

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

2/64 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

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

1/15 ANSWER CLOSE SYDENHAM VIC 3037	\$519,000	24-May-25
3/7 MONTROSE COURT SYDENHAM VIC 3037	\$560,000	09-Sep-25
1/37 PECKS ROAD SYDENHAM VIC 3037	\$540,000	17-Jun-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: 05 November 2025

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**1/15 ANSWER CLOSE SYDENHAM
VIC 3037**

 3  1  1

Sold Price

\$519,000

Sold Date **24-May-25**

Distance **0.29km**



**3/7 MONTROSE COURT
SYDENHAM VIC 3037**

 3  1  1

Sold Price

^{RS} **\$560,000**

Sold Date **09-Sep-25**

Distance **0.42km**



**1/37 PECKS ROAD SYDENHAM VIC
3037**

 3  1  1

Sold Price

\$540,000

Sold Date **17-Jun-25**

Distance **1.19km**

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

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