

## 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 FERGUS COURT SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,300

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2024

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 8 COMMUNITY HUB SYDENHAM VIC 3037   | \$813,000 | 04-Sep-25 |
| 21 CHITTENUP BEND SYDENHAM VIC 3037 | \$816,000 | 12-Aug-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: 02 October 2025



## 8 COMMUNITY HUB SYDENHAM VIC 3037

3 2 2

Sold Price

<sup>RS</sup>

**\$813,000**

Sold Date

**04-Sep-25**

Distance

**0.3km**



## 21 CHITTENUP BEND SYDENHAM VIC 3037

3 2 2

Sold Price

<sup>RS</sup>

**\$816,000**

Sold Date

**12-Aug-25**

Distance

**0.82km**



## 1 FARMHOUSE COURT SYDENHAM VIC 3037

4 2 2

Sold Price

**\$810,000**

Sold Date

**21-Aug-25**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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