

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

3/5 NORMANBY STREET 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2024

to

30 Jun 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

3/3 STRATHEDEN COURT SYDENHAM VIC 3037	\$565,000	21-Oct-24
2/18 BUCKINGHAM STREET SYDENHAM VIC 3037	\$540,000	06-Nov-24
5/3 VICTORIA ROAD SYDENHAM VIC 3037	\$565,000	21-Nov-24

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: 07 July 2025



3/3 STRATHEDEN COURT SYDENHAM VIC 3037

 3  2  1

Sold Price **\$565,000** Sold Date **21-Oct-24**

Distance **0.12km**



2/18 BUCKINGHAM STREET SYDENHAM VIC 3037

 3  2  1

Sold Price **\$540,000** Sold Date **06-Nov-24**

Distance **0.22km**



5/3 VICTORIA ROAD SYDENHAM VIC 3037

 3  2  2

Sold Price **\$565,000** Sold Date **21-Nov-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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