

## 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

3/520 MELTON HIGHWAY SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,600

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2024

to

28 Feb 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

3/42 BUCKINGHAM STREET SYDENHAM VIC 3037	\$487,500	24-Oct-24
27/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$435,000	22-Jan-25
3/42 ALBERT ROAD SYDENHAM VIC 3037	\$520,000	22-Jan-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: 24 March 2025


**3/42 BUCKINGHAM STREET  
SYDENHAM VIC 3037**
 2  2  1

Sold Price

**\$487,500**

Sold Date **24-Oct-24**

Distance

**0.61km**

**27/358 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 2  2  1

Sold Price

<sup>RS</sup> **\$435,000**

Sold Date **22-Jan-25**

Distance

**1.16km**

**3/42 ALBERT ROAD SYDENHAM  
VIC 3037**
 2  2  1

Sold Price

**\$520,000**

Sold Date **22-Jan-25**

Distance

**0.92km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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