

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

33/553-555 MELTON HIGHWAY 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

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

3/537 MELTON HIGHWAY SYDENHAM VIC 3037	\$502,000	08-Sep-25
2/14-16 BUCKINGHAM STREET SYDENHAM VIC 3037	\$512,000	17-May-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.

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**3/537 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS}

\$502,000

Sold Date

08-Sep-25

Distance

0.19km



**2/14-16 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 3  2  1

Sold Price

\$512,000

Sold Date

17-May-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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