

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

39/330 SYDENHAM ROAD 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2024

to

31 May 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

6/30-38 TRICKEY AVENUE SYDENHAM VIC 3037	\$500,000	28-Apr-25
30/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$485,000	14-Mar-25
7/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$474,000	27-Feb-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: 04 June 2025

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**6/30-38 TRICKEY AVENUE
SYDENHAM VIC 3037**

 3  1  1

Sold Price

^{RS}

\$500,000

Sold Date

28-Apr-25

Distance

0.98km



**30/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS}

\$485,000

Sold Date

14-Mar-25

Distance

0.06km



**7/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS}

\$474,000

Sold Date

27-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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