

# 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

39/346 Sydenham Road, Sydenham, Vic 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$490,000

&

\$530,000

### Median sale price

Median price

\$488,750

Property type

Unit

Suburb

Sydenham

Period - From

01/08/2024

to

31/07/2025

Source



PropTrack

### 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 six 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
39/330 Sydenham Road, Sydenham, VIC 3037	\$495,000	12/06/2025
9/322 Sydenham Road, Sydenham, VIC 3037	\$495,500	31/05/2025
21/545 Melton Highway, Sydenham, VIC 3037	\$533,000	22/06/2025

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 six months.~~

This Statement of Information was prepared on: 07/08/2025