

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

4/19 ARGYLL 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

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2025

to

31 Aug 2026

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

1/38 TRICKEY AVENUE SYDENHAM VIC 3037	\$541,000	31-Jul-26
5/38 TRICKEY AVENUE SYDENHAM VIC 3037	\$547,500	20-Aug-26
3/53 PECKS ROAD SYDENHAM VIC 3037	\$515,000	31-Mar-26

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: 18 September 2026



1/38 TRICKEY AVENUE SYDENHAM VIC 3037 Sold Price **\$541,000** Sold Date **31-Jul-26**

3 1 1

Distance **1.26km**



5/38 TRICKEY AVENUE SYDENHAM VIC 3037 Sold Price ^{RS} **\$547,500** Sold Date **20-Aug-26**

3 1 1

Distance **1.26km**



3/53 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$515,000** Sold Date **31-Mar-26**

3 1 1

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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