

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 HEPBURN PLACE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,750

Property type

House

Suburb

Sydenham

Period-from

01 Aug 2025

to

31 Jul 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

7 HARNESS COURT SYDENHAM VIC 3037	\$690,000	12-Jun-26
5 HEPBURN PLACE SYDENHAM VIC 3037	\$720,000	23-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: 06 August 2026

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**7 HARNESS COURT SYDENHAM
VIC 3037**

 3  2  2

Sold Price

\$690,000

Sold Date

12-Jun-26

Distance

0.85km



**5 HEPBURN PLACE SYDENHAM VIC
3037**

 3  2  -

Sold Price

\$720,000

Sold Date

23-Mar-26

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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