

## 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

40A BUNGARIM WYND SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$615,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,300

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2024

to

31 Aug 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

84 BOBERRIT WYND SYDENHAM VIC 3037	\$637,000	20-Mar-25
77 BOBERRIT WYND SYDENHAM VIC 3037	\$660,000	18-Nov-24
40 BUNGARIM WYND SYDENHAM VIC 3037	\$665,000	29-Nov-24

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: 15 September 2025

# AREA SPECIALIST

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**84 BOBERRIT WYND SYDENHAM VIC 3037** Sold Price **\$637,000** Sold Date **20-Mar-25**  
Distance **0.1km**

 3  2  1



**77 BOBERRIT WYND SYDENHAM VIC 3037** Sold Price **\$660,000** Sold Date **18-Nov-24**  
Distance **0.11km**

 3  2  1



**40 BUNGARIM WYND SYDENHAM VIC 3037** Sold Price **\$665,000** Sold Date **29-Nov-24**  
Distance **0.01km**

 3  2  2

RS = Recent sale      UN = Undisclosed Sale

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