

## 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

41/322 SYDENHAM ROAD 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2024

to

30 Apr 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

51/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$440,000	02-Mar-25
7/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$474,000	27-Feb-25
27/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$460,000	29-Dec-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: 13 May 2025


**51/330 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 3  2  2

Sold Price

**\$440,000**

Sold Date

**02-Mar-25**

Distance

**0.06km**

**7/330 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 3  2  2

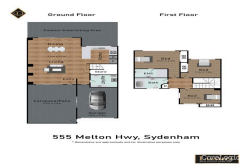
Sold Price

<sup>RS</sup> **\$474,000**

Sold Date

**27-Feb-25**

Distance

**0.06km**

**27/553-555 MELTON HIGHWAY  
SYDENHAM VIC 3037**
 3  2  2

Sold Price

**\$460,000**

Sold Date

**29-Dec-24**

Distance

**1.6km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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