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	5 COBB JUNCTION 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,750	Property type	House	Suburb	Sydenham
Period-from	01 Jun 2025	to	31 May 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
22 CONTURSI DRIVE SYDENHAM VIC 3037	$662,000	13-Jun-26
106 CATHERINE DRIVE HILLSIDE VIC 3037	$655,000	27-Jan-26
3 JOSEPH DRIVE HILLSIDE VIC 3037	$700,000	06-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.~~

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Professionals

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22 CONTURSI DRIVE SYDENHAM VIC 3037

3 2 1

Sold Price RS $662,000 Sold Date 13-Jun-26

Distance 1.14km

106 CATHERINE DRIVE HILLSIDE VIC 3037

3 2 1

Sold Price $655,000 Sold Date 27-Jan-26

Distance 1.91km

3 JOSEPH DRIVE HILLSIDE VIC 3037

3 2 2

Sold Price $700,000 Sold Date 06-Mar-26

Distance 1.45km

RS = Recent sale **UN** = Undisclosed Sale

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