

## 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

52 Porteous Retreat, Sydenham 3037

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,750

Property type

UNIT

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2/22 SPELLMAN AVENUE SYDENHAM VIC 3037 | \$615,000 | 08-Mar-25 |
| 1/3 GIBSON COURT SYDENHAM VIC 3037     | \$605,000 | 22-May-25 |
| 3/5 NORMANBY STREET SYDENHAM VIC 3037  | \$596,000 | 25-Jul-25 |

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: 01 September 2025

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**2/22 SPELLMAN AVENUE  
SYDENHAM VIC 3037**

 3  2  2

Sold Price

**\$615,000**

Sold Date **08-Mar-25**

Distance **1.05km**



**1/3 GIBSON COURT SYDENHAM  
VIC 3037**

 3  2  1

Sold Price

**\$605,000**

Sold Date **22-May-25**

Distance **1.16km**



**3/5 NORMANBY STREET  
SYDENHAM VIC 3037**

 3  2  2

Sold Price

<sup>RS</sup> **\$596,000**

Sold Date **25-Jul-25**

Distance **1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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