

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

6/19 OVERTON LEA BOULEVARD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2024

to

30 Jun 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

4/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$487,000	25-Jun-25
7/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$474,000	27-Feb-25
49/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$475,000	09-Jun-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: 26 July 2025



4/330 SYDENHAM ROAD SYDENHAM VIC 3037

 3  2  2

Sold Price

^{RS} **\$487,000** Sold Date **25-Jun-25**

Distance **1.23km**


7/330 SYDENHAM ROAD SYDENHAM VIC 3037

 3  2  2

Sold Price

^{RS} **\$474,000** Sold Date **27-Feb-25**

Distance **1.23km**


49/330 SYDENHAM ROAD SYDENHAM VIC 3037

 3  2  1

Sold Price

^{RS} **\$475,000** Sold Date **09-Jun-25**

Distance **1.23km**
RS = Recent sale

UN = Undisclosed Sale

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