

## 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

64 STAGECOACH CRESCENT 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

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,250

Property type

House

Suburb

Sydenham

Period-from

01 Jun 2024

to

31 May 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

9 COBB JUNCTION SYDENHAM VIC 3037	680000	15-Mar-25
16 CONTURSI DRIVE SYDENHAM VIC 3037	600000	25-Apr-25
84 BOBERRIT WYND SYDENHAM VIC 3037	637000	20-Mar-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 June 2025



**9 COBB JUNCTION SYDENHAM VIC 3037**

3 2 2

**Sold Price 680000 Sold Date 15-Mar-25**

Distance **0.74km**



**16 CONTURSI DRIVE SYDENHAM VIC 3037**

3 1 1

Sold Price

**600000 Sold Date 25-Apr-25**

Distance **0.68km**



**84 BOBERRIT WYND SYDENHAM VIC 3037**

3 2 1

Sold Price

**637000 Sold Date 20-Mar-25**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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