

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

8 COMMUNITY HUB 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

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

10 BRYSON COURT SYDENHAM VIC 3037	\$745,000	29-May-25
37 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$738,000	09-Jun-25
62 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$881,000	26-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


**10 BRYSON COURT SYDENHAM
VIC 3037**
 3  2  2

Sold Price

\$745,000

Sold Date

29-May-25

Distance

0.52km

**37 DELBRIDGE DRIVE SYDENHAM
VIC 3037**
 3  2  1

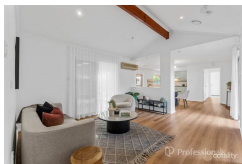
Sold Price

\$738,000

Sold Date

09-Jun-25

Distance

0.44km

**62 STAGECOACH CRESCENT
SYDENHAM VIC 3037**
 3  2  2

Sold Price

^{RS}
\$881,000

Sold Date

26-Jul-25

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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