

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 ROSE HEDGE DRIVE 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

\$980,000

&

\$1,078,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

Suburb

Sydenham

Period-from

01 Aug 2024

to

31 Jul 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

8 CHAFFMILL CLOSE SYDENHAM VIC 3037	\$808,000	10-May-25
1 LIDDICOAT COURT TAYLORS LAKES VIC 3038	\$960,000	03-Jul-25
24 LADY ROSE CRESCENT SYDENHAM VIC 3037	\$790,000	12-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: 29 August 2025



8 CHAFFMILL CLOSE SYDENHAM VIC 3037

4 3 2

Sold Price

\$808,000

Sold Date **10-May-25**

Distance **0.99km**



1 LIDDICOAT COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

^{RS} **\$960,000**

Sold Date **03-Jul-25**

Distance **0.86km**



24 LADY ROSE CRESCENT SYDENHAM VIC 3037

4 2 4

Sold Price

\$790,000

Sold Date **12-Mar-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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