

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

2/49 VICTORIA ROAD 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/11 DUNRAVEN COURT SYDENHAM VIC 3037	\$750,000	21-Jan-26
7 HARNESS COURT SYDENHAM VIC 3037	\$690,000	24-Jun-26
5 HEPBURN PLACE SYDENHAM VIC 3037	\$720,000	23-Mar-26

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: 08 July 2026


**1/11 DUNRAVEN COURT
SYDENHAM VIC 3037**

 4
  2
  2

Sold Price **\$750,000** Sold Date **21-Jan-26**

Distance **0.34km**


**7 HARNESS COURT SYDENHAM
VIC 3037**

 3
  2
  2

Sold Price ^{RS} **\$690,000** Sold Date **24-Jun-26**

Distance **1.08km**


**5 HEPBURN PLACE SYDENHAM VIC
3037**

 3
  2
  -

Sold Price **\$720,000** Sold Date **23-Mar-26**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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