

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

3/41 CARRINGTON STREET 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

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

3/39 PECKS ROAD SYDENHAM VIC 3037	\$457,500	02-Jul-25
2/2 ALBERT ROAD SYDENHAM VIC 3037	\$470,000	05-Jul-25
2/51A PECKS ROAD SYDENHAM VIC 3037	\$500,000	21-May-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: 06 August 2025



3/39 PECKS ROAD SYDENHAM VIC 3037

Sold Price

^{RS}

\$457,500

Sold Date

02-Jul-25

 2

 1

 2

Distance

1.44km



2/2 ALBERT ROAD SYDENHAM VIC 3037

Sold Price

^{RS}

\$470,000

Sold Date

05-Jul-25

 2

 1

 1

Distance

0.55km



2/51A PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$500,000

Sold Date

21-May-25

 2

 1

 1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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