

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

14/21-29 TRICKEY AVENUE 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

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

5/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$365,000	26-Jul-25
44/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$380,000	30-Jun-25
21/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$380,000	19-Jun-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: 19 September 2025


**5/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**
 2  1  1

Sold Price

^{RS}
\$365,000

Sold Date

26-Jul-25

Distance

0km

**44/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**
 2  2  1

Sold Price

\$380,000

Sold Date

30-Jun-25

Distance

0km

**21/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**
 2  2  1

Sold Price

^{RS}
\$380,000

Sold Date

19-Jun-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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