

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

2/4 ARRAN COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2025

to

31 Aug 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

3/4 DUNRAVEN COURT SYDENHAM VIC 3037	\$595,000	01-Jul-26
1/11 BENJAMIN COURT SYDENHAM VIC 3037	\$580,000	26-Jun-26
22 CONTURSI DRIVE SYDENHAM VIC 3037	\$662,000	13-Jun-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: 04 September 2026



3/4 DUNRAVEN COURT SYDENHAM VIC 3037

3 2 1

Sold Price **\$595,000** Sold Date **01-Jul-26**

Distance **0.43km**



1/11 BENJAMIN COURT SYDENHAM VIC 3037

3 1 2

Sold Price **\$580,000** Sold Date **26-Jun-26**

Distance **0.66km**



22 CONTURSI DRIVE SYDENHAM VIC 3037

3 2 1

Sold Price **\$662,000** Sold Date **13-Jun-26**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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