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	178 SYDENHAM 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$709,750	Property type	House	Suburb	Sydenham
Period-from	01 Nov 2024	to	31 Oct 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
21 HUME DRIVE DELAHEY VIC 3037	$800,000	29-Aug-24
62 STAGECOACH CRESCENT SYDENHAM VIC 3037	$881,000	26-Jul-25
1 FARMHOUSE COURT SYDENHAM VIC 3037	$810,000	21-Aug-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.~~

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OBrien Real Estate

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21 HUME DRIVE DELAHEY VIC 3037 Sold Price **$800,000** Sold Date **29-Aug-24**

4 2 6 Distance **0.19km**



62 STAGECOACH CRESCENT SYDENHAM VIC 3037 Sold Price **$881,000** Sold Date **26-Jul-25**

4 2 2 Distance **1.37km**



1 FARMHOUSE COURT SYDENHAM VIC 3037 Sold Price **$810,000** Sold Date **21-Aug-25**

4 2 2 Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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