

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

1/25 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

Unit

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

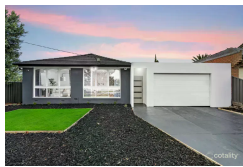
Date of sale

1/9 BUCKINGHAM STREET SYDENHAM VIC 3037	\$751,000	25-Oct-25
52 MEADE WAY SYDENHAM VIC 3037	\$738,000	08-Nov-25
2A CHARLES COURT SYDENHAM VIC 3037	\$715,000	23-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.~~

This Statement of Information was prepared on: 10 November 2025


**1/9 BUCKINGHAM STREET
SYDENHAM VIC 3037**
 3  2  2

Sold Price

^{RS}
\$751,000

Sold Date

25-Oct-25

Distance

0.17km

**52 MEADE WAY SYDENHAM VIC
3037**
 3  2  1

Sold Price

^{RS}
\$738,000

Sold Date

08-Nov-25

Distance

1.07km

**2A CHARLES COURT SYDENHAM
VIC 3037**
 3  2  2

Sold Price

\$715,000

Sold Date

23-Aug-25

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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