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	5 SPELLMAN 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~~		or range between	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$712,000	Property type	House	Suburb	Sydenham
Period-from	01 Dec 2024	to	30 Nov 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
16A COBB JUNCTION SYDENHAM VIC 3037	$520,000	12-Aug-25
4 FERGUS COURT SYDENHAM VIC 3037	$670,000	09-Aug-25
30 SPELLMAN AVENUE SYDENHAM VIC 3037	$747,000	20-Sep-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: 12 December 2025

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16A COBB JUNCTION SYDENHAM VIC 3037

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Sold Price **$520,000** Sold Date **12-Aug-25**

Distance **0.35km**



4 FERGUS COURT SYDENHAM VIC 3037

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Sold Price **$670,000** Sold Date **09-Aug-25**

Distance **0.15km**



30 SPELLMAN AVENUE SYDENHAM VIC 3037

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Sold Price RS **$747,000** Sold Date **20-Sep-25**

Distance **0.26km**

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

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