

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

4 YERRIM LANE 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

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Sydenham

Period-from

01 May 2025

to

30 Apr 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

17 PASTORAL PLACE SYDENHAM VIC 3037	\$873,500	02-May-26
61 STAGECOACH CRESCENT SYDENHAM VIC 3037	\$840,000	19-Dec-25
9 ALBERTINE CRESCENT SYDENHAM VIC 3037	\$810,000	31-Jan-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: 11 May 2026


**17 PASTORAL PLACE SYDENHAM
VIC 3037**
 4  2  2

Sold Price

^{RS} **\$873,500** Sold Date **02-May-26**

Distance **0.51km**

**61 STAGECOACH CRESCENT
SYDENHAM VIC 3037**
 4  2  2

Sold Price

\$840,000 Sold Date **19-Dec-25**

Distance **0.4km**

**9 ALBERTINE CRESCENT
SYDENHAM VIC 3037**
 4  2  2

Sold Price

\$810,000 Sold Date **31-Jan-26**

Distance **1.12km**
RS = Recent sale

UN = Undisclosed Sale

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