

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

2/20 DUNRAVEN 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2025

to

31 Jan 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

4/3 VICTORIA ROAD SYDENHAM VIC 3037	\$590,000	10-Nov-25
9/3 VICTORIA ROAD SYDENHAM VIC 3037	\$580,000	25-Nov-25
2/93 PECKS ROAD SYDENHAM VIC 3037	\$555,000	16-Oct-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: 02 February 2026



4/3 VICTORIA ROAD SYDENHAM VIC 3037

3 2 2

Sold Price **\$590,000** Sold Date **10-Nov-25**

Distance **0.84km**



9/3 VICTORIA ROAD SYDENHAM VIC 3037

3 2 2

Sold Price **\$580,000** Sold Date **25-Nov-25**

Distance **0.84km**



2/93 PECKS ROAD SYDENHAM VIC 3037

3 2 1

Sold Price **\$555,000** Sold Date **16-Oct-25**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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