

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

2/19 DELBRIDGE DRIVE 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2025

to

31 Jul 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

1/44 DUNDEE WAY SYDENHAM VIC 3037	\$545,000	13-May-26
1/37 VICTORIA ROAD SYDENHAM VIC 3037	-	22-Jun-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: 03 August 2026



**1/44 DUNDEE WAY SYDENHAM
VIC 3037**

 2  1  1

Sold Price

\$545,000

Sold Date **13-May-26**

Distance **0.71km**



**1/37 VICTORIA ROAD SYDENHAM
VIC 3037**

 2  1  1

Sold Price

^{RS} ^{UN}
-

Sold Date **22-Jun-26**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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