

## 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

1/11 BENJAMIN COURT SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/38 TRICKEY AVENUE SYDENHAM VIC 3037    | \$558,000 | 05-Mar-26 |
| 3/53 PECKS ROAD SYDENHAM VIC 3037        | \$515,000 | 31-Mar-26 |
| 2/48-50 TRICKEY AVENUE SYDENHAM VIC 3037 | \$530,000 | 05-Mar-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: 29 May 2026


**2/38 TRICKEY AVENUE  
SYDENHAM VIC 3037**
 3    1    1

Sold Price

**\$558,000**

Sold Date

**05-Mar-26**

Distance

**0.98km**

**3/53 PECKS ROAD SYDENHAM VIC 3037**
 3    1    1

Sold Price

**\$515,000**

Sold Date

**31-Mar-26**

Distance

**1.12km**

**2/48-50 TRICKEY AVENUE  
SYDENHAM VIC 3037**
 3    1    1

Sold Price

**\$530,000**

Sold Date

**05-Mar-26**

Distance

**0.83km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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