

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

3/4 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

\$569,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2025

to

31 May 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

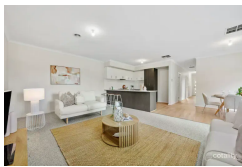
Date of sale

3/46 BUCKINGHAM STREET SYDENHAM VIC 3037	\$600,000	13-Dec-25
1/107-109 PECKS ROAD SYDENHAM VIC 3037	\$573,000	28-Mar-26
1/12 NORMANBY STREET SYDENHAM VIC 3037	\$661,000	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: 04 June 2026


**3/46 BUCKINGHAM STREET
SYDENHAM VIC 3037**
 3  2  1

 Sold Price **\$600,000** Sold Date **13-Dec-25**

 Distance **0.21km**

**1/107-109 PECKS ROAD
SYDENHAM VIC 3037**
 3  2  1

 Sold Price **\$573,000** Sold Date **28-Mar-26**

 Distance **1.87km**

**1/12 NORMANBY STREET
SYDENHAM VIC 3037**
 3  2  1

 Sold Price **\$661,000** Sold Date **31-Jan-26**

 Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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