

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

1/37 VICTORIA ROAD 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

\$520,000

&

\$550,000

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

2/44 DUNDEE WAY SYDENHAM VIC 3037	\$540,000	30-Nov-25
2/70 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$505,000	27-Mar-26
1/44 DUNDEE WAY SYDENHAM VIC 3037	\$545,000	20-May-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: 27 May 2026


**2/44 DUNDEE WAY SYDENHAM
VIC 3037**
 2  1  2

Sold Price

\$540,000

Sold Date **30-Nov-25**

Distance

0.82km

**2/70 DELBRIDGE DRIVE
SYDENHAM VIC 3037**
 2  1  1

Sold Price

^{RS} **\$505,000**

Sold Date **27-Mar-26**

Distance

0.83km

**1/44 DUNDEE WAY SYDENHAM
VIC 3037**
 2  1  1

Sold Price

^{RS} **\$545,000**

Sold Date **20-May-26**

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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