

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

4/19 ARGYLL STREET 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2025

to

30 Jun 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

1/11 BENJAMIN COURT SYDENHAM VIC 3037	\$580,000	26-Jun-26
2/38 TRICKEY AVENUE SYDENHAM VIC 3037	\$558,000	05-Mar-26
3/53 PECKS ROAD SYDENHAM VIC 3037	\$515,000	31-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: 28 July 2026


1/11 BENJAMIN COURT SYDENHAM VIC 3037

Sold Price

^{RS}
\$580,000

Sold Date

26-Jun-26


3



1



2

Distance

0.84km

2/38 TRICKEY AVENUE SYDENHAM VIC 3037

Sold Price

\$558,000

Sold Date

05-Mar-26


3



1



1

Distance

1.27km

3/53 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$515,000

Sold Date

31-Mar-26


3



1



1

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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