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	1/74 DUNDEE WAY 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	$710,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,250	Property type	Unit	Suburb	Sydenham
Period-from	01 Mar 2025	to	28 Feb 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
1/25 CARRINGTON STREET SYDENHAM VIC 3037	$760,000	13-Dec-25
1/8 JADE WAY HILLSIDE VIC 3037	$743,000	03-Dec-25
1/45 PECKS ROAD SYDENHAM VIC 3037	$725,000	22-Mar-25

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: 11 March 2026

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1/25 CARRINGTON STREET SYDENHAM VIC 3037

3 2 2

Sold Price RS **$760,000** Sold Date **13-Dec-25**

Distance **0.78km**



1/8 JADE WAY HILLSIDE VIC 3037

3 2 2

Sold Price RS **$743,000** Sold Date **03-Dec-25**

Distance **1.13km**



1/45 PECKS ROAD SYDENHAM VIC 3037

3 2 2

Sold Price **$725,000** Sold Date **22-Mar-25**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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