

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

18/110 DELBRIDGE DRIVE 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2024

to

31 Jul 2025

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

3/39 PECKS ROAD SYDENHAM VIC 3037	\$457,500	02-Jul-25
2/2 ALBERT ROAD SYDENHAM VIC 3037	\$470,000	05-Jul-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.

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3/39 PECKS ROAD SYDENHAM VIC 3037 Sold Price ^{RS} **\$457,500** Sold Date **02-Jul-25**
Distance **0.91km**

 2  1  2



2/2 ALBERT ROAD SYDENHAM VIC 3037 Sold Price ^{RS} **\$470,000** Sold Date **05-Jul-25**
Distance **0.91km**

 2  1  1

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

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