

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

3/537 MELTON HIGHWAY 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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

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

21/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$533,000	04-Jul-25
3/5 NORMANBY STREET SYDENHAM VIC 3037	\$596,000	25-Jul-25
2/3 VICTORIA ROAD SYDENHAM VIC 3037	\$585,000	23-Apr-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: 08 August 2025



**21/545 MELTON HIGHWAY
 SYDENHAM VIC 3037**

 3  2  -

Sold Price ^{RS} **\$533,000** Sold Date **04-Jul-25**

Distance **0.07km**



**3/5 NORMANBY STREET
 SYDENHAM VIC 3037**

 3  2  2

Sold Price ^{RS} **\$596,000** Sold Date **25-Jul-25**

Distance **0.22km**



**2/3 VICTORIA ROAD SYDENHAM
 VIC 3037**

 3  2  2

Sold Price **\$585,000** Sold Date **23-Apr-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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