

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

39/346 SYDENHAM 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

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/37 PECKS ROAD SYDENHAM VIC 3037	540000	17-Jun-25
3/99 PECKS ROAD SYDENHAM VIC 3037	560000	28-Feb-25
40/346 SYDENHAM ROAD SYDENHAM VIC 3037	525000	06-Feb-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: 21 July 2025



1/37 PECKS ROAD SYDENHAM VIC 3037 Sold Price **540000** Sold Date **17-Jun-25**

3 1 1

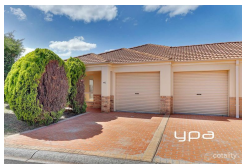
Distance **0.61km**



3/99 PECKS ROAD SYDENHAM VIC 3037 Sold Price **560000** Sold Date **28-Feb-25**

3 2 2

Distance **0.51km**



40/346 SYDENHAM ROAD SYDENHAM VIC 3037 Sold Price **525000** Sold Date **06-Feb-25**

3 2 2

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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