

## 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

1/2 ALBERT ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### 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

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

2/2 ALBERT ROAD SYDENHAM VIC 3037	\$470,000	05-Jul-25
5/2 ALBERT ROAD SYDENHAM VIC 3037	\$455,000	13-Feb-25
28/12-32 PECKS ROAD SYDENHAM VIC 3037	\$455,000	11-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: 26 July 2025



**2/2 ALBERT ROAD SYDENHAM VIC 3037**

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date

**05-Jul-25**

 2

 1

 1

Distance

**0km**



**5/2 ALBERT ROAD SYDENHAM VIC 3037**

Sold Price

**\$455,000**

Sold Date

**13-Feb-25**

 2

 1

 1

Distance

**0km**



**28/12-32 PECKS ROAD SYDENHAM VIC 3037**

Sold Price

Sold Date

**11-Apr-25**

 3

 1

 1

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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