

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

33 Sydenham Avenue, Manifold Heights VIC 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,195,000

&

\$1,295,000

### Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Manifold Heights

Period - From

07/01/2025

to

06/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 30 Carroll Road Highton VIC 3216 | \$1,200,000 | 28/02/2025   |
|                                  |             |              |
|                                  |             |              |

This Statement of Information was prepared on:

07/07/2025