

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

\$495,000

&

\$535,000

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

4/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$487,000	25-Jun-25
9/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$495,500	31-May-25
30/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$485,000	03-Mar-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: 25 August 2025



**4/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS}

\$487,000

Sold Date

25-Jun-25

Distance

1.43km



**9/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

^{RS}

\$495,500

Sold Date

31-May-25

Distance

1.49km



**30/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price

\$485,000

Sold Date

03-Mar-25

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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