

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

3/46 BUCKINGHAM STREET 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2024

to

31 Oct 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

3/5 NORMANBY STREET SYDENHAM VIC 3037

596000

15-Jul-25

3/7 MONTROSE COURT SYDENHAM VIC 3037

560000

09-Sep-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: 05 November 2025

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

 3  2  2

Sold Price **596000** Sold Date **15-Jul-25**

Distance **0.52km**



**3/7 MONTROSE COURT
SYDENHAM VIC 3037**

 3  1  1

Sold Price ^{RS} **560000** Sold Date **09-Sep-25**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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