

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

1/33 CARRINGTON 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2025

to

31 Dec 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

3/46 BUCKINGHAM STREET SYDENHAM VIC 3037	\$600,000	13-Dec-25
3/7 MONTROSE COURT SYDENHAM VIC 3037	\$560,000	05-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: 22 January 2026

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**3/46 BUCKINGHAM STREET
SYDENHAM VIC 3037**

 3  2  1

Sold Price

^{RS} **\$600,000**

Sold Date

13-Dec-25

Distance

0.16km



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

 3  1  1

Sold Price

\$560,000

Sold Date

05-Sep-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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