

## 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

48 HUME DRIVE SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,750

Property type

House

Suburb

Sydenham

Period-from

01 Jun 2025

to

31 May 2026

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

8 LADY ROSE CRESCENT SYDENHAM VIC 3037	\$880,000	27-Mar-26
17 PASTORAL PLACE SYDENHAM VIC 3037	\$873,500	02-May-26

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.

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**8 LADY ROSE CRESCENT  
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$880,000** Sold Date **27-Mar-26**

Distance **0.6km**



**17 PASTORAL PLACE SYDENHAM  
VIC 3037**

 4  2  2

Sold Price **\$873,500** Sold Date **02-May-26**

Distance **0.96km**

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

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