

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

33/545 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2025

to

30 Jun 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

2/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$590,000	31-Jan-26
2/1 VICTORIA ROAD SYDENHAM VIC 3037	\$620,000	30-Jan-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.

This Statement of Information was prepared on: 13 July 2026

Kyle Angeli

P 0426701797

M 0426701797

E kangeli@barryplant.com.au



**2/545 MELTON HIGHWAY
SYDENHAM VIC 3037**

 3  2  2

Sold Price

\$590,000

Sold Date

31-Jan-26

Distance

0.06km



**2/1 VICTORIA ROAD SYDENHAM
VIC 3037**

 3  2  1

Sold Price

\$620,000

Sold Date

30-Jan-26

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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