

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

2/8 CHANDOS 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

\$489,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2025

to

31 Aug 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

2/4 DUNRAVEN COURT SYDENHAM VIC 3037	\$485,000	01-Jul-26
1/37 VICTORIA ROAD SYDENHAM VIC 3037	\$530,000	22-Jun-26
2/70 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$505,000	20-Mar-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: 10 September 2026

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**2/4 DUNRAVEN COURT
SYDENHAM VIC 3037**

 2  1  1

Sold Price **\$485,000** Sold Date **01-Jul-26**

Distance **0.17km**

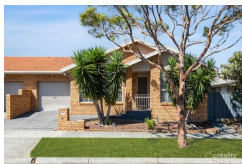


**1/37 VICTORIA ROAD SYDENHAM
VIC 3037**

 2  1  1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **22-Jun-26**

Distance **0.23km**



**2/70 DELBRIDGE DRIVE
SYDENHAM VIC 3037**

 2  1  1

Sold Price **\$505,000** Sold Date **20-Mar-26**

Distance **0.81km**

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

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