

## 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

19 CHITTENUP BEND 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,750

Property type

House

Suburb

Sydenham

Period-from

01 Mar 2025

to

28 Feb 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

1/49 PECKS ROAD SYDENHAM VIC 3037	\$650,000	14-Oct-25
2B ORCHID SQUARE SYDENHAM VIC 3037	\$620,000	21-Nov-25
9 ADMIRALTY LANE SYDENHAM VIC 3037	\$591,250	15-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: 05 March 2026

**1/49 PECKS ROAD SYDENHAM VIC 3037**3  2  2 

Sold Price

**\$650,000**

Sold Date

**14-Oct-25**

Distance

**0.79km****2B ORCHID SQUARE SYDENHAM VIC 3037**3  2  1 

Sold Price

**\$620,000**

Sold Date

**21-Nov-25**

Distance

**0.2km****9 ADMIRALTY LANE SYDENHAM VIC 3037**3  2  1 

Sold Price

**\$591,250**

Sold Date

**15-Jan-26**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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