

## 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

8A MANCHESTER 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

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

22 MANCHESTER DRIVE SYDENHAM VIC 3037	\$652,500	19-May-26
17 PENZANCE PLACE SYDENHAM VIC 3037	\$731,000	25-Mar-26
5 HEPBURN PLACE SYDENHAM VIC 3037	\$720,000	23-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: 03 June 2026



OBrien

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**22 MANCHESTER DRIVE SYDENHAM VIC 3037**

Sold Price

<sup>RS</sup>

**\$652,500**

Sold Date

**19-May-26**

3 1 -

Distance

**0.11km**



**17 PENZANCE PLACE SYDENHAM VIC 3037**

Sold Price

**\$731,000**

Sold Date

**25-Mar-26**

3 2 2

Distance

**0.04km**



**5 HEPBURN PLACE SYDENHAM VIC 3037**

Sold Price

**\$720,000**

Sold Date

**23-Mar-26**

3 2 -

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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