

## 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

25/553-555 MELTON HIGHWAY 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

17/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$610,000	23-Feb-26
26/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$611,000	12-Nov-25
7 ONEIL STREET SYDENHAM VIC 3037	\$618,000	13-Oct-25

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: 15 June 2026



**17/553-555 MELTON HIGHWAY  
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$610,000** Sold Date **23-Feb-26**

Distance **0km**



**26/545 MELTON HIGHWAY  
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$611,000** Sold Date **12-Nov-25**

Distance **0.12km**



**7 ONEIL STREET SYDENHAM VIC  
3037**

 3  2  2

Sold Price **\$618,000** Sold Date **13-Oct-25**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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