

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 19/4 Tyson Way, Sydenham, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$466,000

Median sale price

Median price \$500,000 Property Type House Suburb Sydenham (3037)

Period - From 01/06/2024 to 31/05/2025 Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
2/23 BEAUMONT COURT, SYDENHAM VIC 3037	\$480,000	14/04/2025
28/12-32 PECKS ROAD, SYDENHAM VIC 3037	\$455,000	11/04/2025
4/23 BEAUMONT COURT, SYDENHAM VIC 3037	\$437,500	15/04/2025

This Statement of Information was prepared on: 26/06/2025