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	17/21-29 TRICKEY AVENUE 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	$390,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,500	Property type	Unit	Suburb	Sydenham
Period-from	01 Feb 2025	to	31 Jan 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
71/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	$350,000	30-Sep-25
5/520 MELTON HIGHWAY SYDENHAM VIC 3037	$495,000	09-Jan-26
6/520 MELTON HIGHWAY SYDENHAM VIC 3037	$467,500	27-Nov-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: 19 February 2026

Kelvin Singh
P 03 8390 7844
M 0433 801 097
E kelvin.singh@carolinesprings.rh.com.au



71/21-29 TRICKEY AVENUE SYDENHAM VIC 3037

2 2 1

Sold Price **$350,000** Sold Date **30-Sep-25**

Distance **0km**



5/520 MELTON HIGHWAY SYDENHAM VIC 3037

2 2 1

Sold Price **$495,000** Sold Date **09-Jan-26**

Distance **0.39km**



6/520 MELTON HIGHWAY SYDENHAM VIC 3037

2 2 1

Sold Price **$467,500** Sold Date **27-Nov-25**

Distance **0.39km**

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

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