Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 Sydenham Avenue, Manifold Heights VIC 3218

Indicative selling price

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

Range between $1,169,000 & $1,249,000

Median sale price

Median price $1,200,000 Property Type House Suburb Manifold Heights

Period - From 26/02/2025 to 25/08/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
30 Carroll Road Highton VIC 3216	$1,200,000	28/02/2025

This Statement of Information was prepared on: 26/08/2025