

## 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

53/12-32 PECKS ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,800

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 6/107-109 PECKS ROAD SYDENHAM VIC 3037 | \$520,000 | 05-Feb-25 |
| 7/330 SYDENHAM ROAD SYDENHAM VIC 3037  | \$474,000 | 27-Feb-25 |
| 30/322 SYDENHAM ROAD SYDENHAM VIC 3037 | \$485,000 | 14-Mar-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: 08 April 2025


**6/107-109 PECKS ROAD  
SYDENHAM VIC 3037**
 3  2  1

Sold Price

<sup>RS</sup> **\$520,000** Sold Date **05-Feb-25**

Distance **0.49km**

**7/330 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 3  2  2

Sold Price

<sup>RS</sup> **\$474,000** Sold Date **27-Feb-25**

Distance **0.6km**

**30/322 SYDENHAM ROAD  
SYDENHAM VIC 3037**
 3  2  2

Sold Price

<sup>RS</sup> **\$485,000** Sold Date **14-Mar-25**

Distance **0.66km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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