

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

16/12-32 PECKS ROAD 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

\$460,000

&

\$480,000

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

15/12-32 PECKS ROAD SYDENHAM VIC 3037	\$460,000	13-Nov-25
63/12-32 PECKS ROAD SYDENHAM VIC 3037	\$460,000	07-Nov-25
72/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	09-Jan-26

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: 17 February 2026


**15/12-32 PECKS ROAD SYDENHAM
VIC 3037**

Sold Price

\$460,000

Sold Date

13-Nov-25
 2

 1

 1

Distance

0km

**63/12-32 PECKS ROAD SYDENHAM
VIC 3037**

Sold Price

Sold Date

07-Nov-25
 2

 1

 1

Distance

0km

**72/12-32 PECKS ROAD SYDENHAM
VIC 3037**

Sold Price

^{RS} **\$470,000**

Sold Date

09-Jan-26
 2

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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