

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

4/12-32 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

\$515,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2025

to

31 Aug 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

56/12-32 PECKS ROAD SYDENHAM VIC 3037

\$479,000

07-Mar-26

16/12-32 PECKS ROAD SYDENHAM VIC 3037

\$475,000

26-Mar-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: 04 September 2026



56/12-32 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$479,000** Sold Date **07-Mar-26**

2 1 1

Distance **0.15km**



16/12-32 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$475,000** Sold Date **26-Mar-26**

2 1 1

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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