

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

1/107-109 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2025

to

28 Feb 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

59/12-32 PECKS ROAD SYDENHAM VIC 3037	\$500,000	31-Oct-25
72/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	09-Jan-26
3 ADMIRALTY LANE SYDENHAM VIC 3037	\$540,000	18-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: 02 March 2026


**59/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price

\$500,000

Sold Date

31-Oct-25

Distance

0.49km

**72/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price

\$470,000

Sold Date

09-Jan-26

Distance

0.49km

**3 ADMIRALTY LANE SYDENHAM
VIC 3037**
 3  1  1

Sold Price

\$540,000

Sold Date

18-Nov-25

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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