

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

6/12-32 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2024

to

30 Sep 2025

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

4/114 GEORGE STREET ST ALBANS VIC 3021	\$420,000	20-Sep-24
1/84 CONRAD STREET ST ALBANS VIC 3021	\$420,000	04-Nov-24
6/217 MAIN ROAD WEST ST ALBANS VIC 3021	\$400,000	12-May-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: 28 October 2025

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4/114 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$420,000** Sold Date **20-Sep-24**

 3  1  1

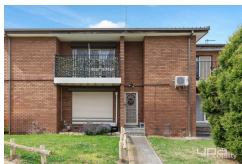
Distance **3.96km**



1/84 CONRAD STREET ST ALBANS VIC 3021 Sold Price Sold Date **04-Nov-24**

 3  1  1

Distance **4.43km**



6/217 MAIN ROAD WEST ST ALBANS VIC 3021 Sold Price **\$400,000** Sold Date **12-May-25**

 3  1  1

Distance **4.97km**

RS = Recent sale

UN = Undisclosed Sale

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