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	72/12-32 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$486,000	Property type	Unit	Suburb	Sydenham
Period-from	01 Nov 2024	to	31 Oct 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
15/12-32 PECKS ROAD SYDENHAM VIC 3037	$460,000	13-Nov-25
39/12-32 PECKS ROAD SYDENHAM VIC 3037	$470,000	18-Sep-25
63/12-32 PECKS ROAD SYDENHAM VIC 3037	$460,000	11-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: 25 November 2025

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15/12-32 PECKS ROAD SYDENHAM VIC 3037
2 1 1

Sold Price RS **$460,000** Sold Date **13-Nov-25**
Distance **0km**



39/12-32 PECKS ROAD SYDENHAM VIC 3037
2 1 1

Sold Price **$470,000** Sold Date **18-Sep-25**
Distance **0km**



63/12-32 PECKS ROAD SYDENHAM VIC 3037
2 1 1

Sold Price RS **$460,000** Sold Date **11-Nov-25**
Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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