

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

56/12-32 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

\$470,000

&

\$490,000

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

39/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	18-Sep-25
72/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	09-Jan-26
15/12-32 PECKS ROAD SYDENHAM VIC 3037	\$460,000	13-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.~~

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39/12-32 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$470,000** Sold Date **18-Sep-25**
Distance **0km**

 2  1  1



72/12-32 PECKS ROAD SYDENHAM VIC 3037 Sold Price ^{RS} **\$470,000** Sold Date **09-Jan-26**
Distance **0km**

 2  1  1



15/12-32 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$460,000** Sold Date **13-Nov-25**
Distance **0km**

 2  1  1

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

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