

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

3/53 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

\$480,000

&

\$520,000

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

3/43 PECKS ROAD SYDENHAM VIC 3037	\$530,000	18-Sep-24
59/12-32 PECKS ROAD SYDENHAM VIC 3037	\$500,000	31-Oct-25
2/41 PECKS ROAD SYDENHAM VIC 3037	\$480,000	06-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: 05 March 2026



3/43 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$530,000** Sold Date **18-Sep-24**

 3  1  2

Distance **0.09km**



59/12-32 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$500,000** Sold Date **31-Oct-25**

 3  1  1

Distance **0.1km**



2/41 PECKS ROAD SYDENHAM VIC 3037 Sold Price **\$480,000** Sold Date **06-May-25**

 3  1  1

Distance **0.11km**

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

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