

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

4/12-32 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2025

to

30 Jun 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

16/12-32 PECKS ROAD SYDENHAM VIC 3037	\$475,000	26-Mar-26
56/12-32 PECKS ROAD SYDENHAM VIC 3037	\$479,000	07-Mar-26

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: 16 July 2026



**16/12-32 PECKS ROAD SYDENHAM
VIC 3037**

Sold Price

\$475,000

Sold Date

26-Mar-26



2



1



1

Distance

0.05km



**56/12-32 PECKS ROAD SYDENHAM
VIC 3037**

Sold Price

\$479,000

Sold Date

07-Mar-26



2



1



1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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