

## 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

1/45 PECKS ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,750

Property type

Unit

Suburb

Sydenham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

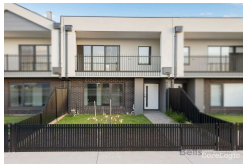
Date of sale

8/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$640,000	04-Oct-24
8 AMBRIDGE GROVE SYDENHAM VIC 3037	\$600,000	16-Dec-24
62 BOBERRIT WYND SYDENHAM VIC 3037	\$630,000	17-Jan-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: 24 February 2025


**8/545 MELTON HIGHWAY  
SYDENHAM VIC 3037**
 3  2  2

 Sold Price **\$640,000** Sold Date **04-Oct-24**

 Distance **0.78km**

**8 AMBRIDGE GROVE SYDENHAM  
VIC 3037**
 3  2  1

 Sold Price **\$600,000** Sold Date **16-Dec-24**

 Distance **0.95km**

**62 BOBERRIT WYND SYDENHAM  
VIC 3037**
 3  2  2

 Sold Price <sup>RS</sup> **\$630,000** Sold Date **17-Jan-25**

 Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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