

## 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

3/99 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

\$520,000

&

\$570,000

### 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

3/43 PECKS ROAD SYDENHAM VIC 3037	\$530,000	18-Sep-24
2/18 BUCKINGHAM STREET SYDENHAM VIC 3037	\$540,000	06-Nov-24
6/11 TRICKEY AVENUE SYDENHAM VIC 3037	\$550,000	15-Aug-24

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: 13 February 2025



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

3 1 2

Distance **0.5km**



**2/18 BUCKINGHAM STREET SYDENHAM VIC 3037** Sold Price **\$540,000** Sold Date **06-Nov-24**

3 2 1

Distance **1.56km**



**6/11 TRICKEY AVENUE SYDENHAM VIC 3037** Sold Price **\$550,000** Sold Date **15-Aug-24**

3 2 1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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