

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

1/37 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2024

to

30 Apr 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

3/99 PECKS ROAD SYDENHAM VIC 3037

\$560,000

28-Feb-25

2/11 DUNRAVEN COURT SYDENHAM VIC 3037

\$583,000

22-Nov-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: 14 May 2025

Las Anastasiadis

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E lanastasiadis@barryplant.com.au**3/99 PECKS ROAD SYDENHAM VIC 3037**

Sold Price

^{RS} **\$560,000** ^{UN}

Sold Date

28-Feb-25

3



2



2

Distance

0.55km**2/11 DUNRAVEN COURT SYDENHAM VIC 3037**

Sold Price

\$583,000

Sold Date

22-Nov-24

3



2



2

Distance

1.48km**RS** = Recent sale**UN** = Undisclosed Sale

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