

## 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

59/12-32 PECKS ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$482,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2024

to

30 Sep 2025

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

2/41 PECKS ROAD SYDENHAM VIC 3037

\$480,000

06-May-25

6/38 TRICKEY AVENUE SYDENHAM VIC 3037

\$500,000

17-Apr-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: 13 October 2025

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

 3  1  1

Distance **0.14km**



**6/38 TRICKEY AVENUE SYDENHAM VIC 3037** Sold Price **\$500,000** Sold Date **17-Apr-25**

 3  1  1

Distance **0.4km**

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

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