

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

63/12-32 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2024

to

31 Oct 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

18/110 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$466,000	28-Aug-25
1/2 ALBERT ROAD SYDENHAM VIC 3037	\$465,000	07-Aug-25
2/2 ALBERT ROAD SYDENHAM VIC 3037	\$470,000	05-Jul-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: 10 November 2025



**18/110 DELBRIDGE DRIVE
SYDENHAM VIC 3037**

 2  1  1

Sold Price

\$466,000

Sold Date **28-Aug-25**

Distance

0.99km



**1/2 ALBERT ROAD SYDENHAM VIC
3037**

 2  1  1

Sold Price

\$465,000

Sold Date **07-Aug-25**

Distance

1.46km



**2/2 ALBERT ROAD SYDENHAM VIC
3037**

 2  1  1

Sold Price

\$470,000

Sold Date **05-Jul-25**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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