

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

10/107-109 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

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
53/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	25-Apr-25
28/12-32 PECKS ROAD SYDENHAM VIC 3037	\$455,000	11-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: 02 October 2025



2/41 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$480,000 Sold Date **06-May-25**

 3  1  1

Distance **0.57km**



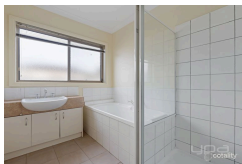
53/12-32 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$470,000 Sold Date **25-Apr-25**

 3  1  1

Distance **0.49km**



28/12-32 PECKS ROAD SYDENHAM VIC 3037

Sold Price

\$455,000 Sold Date **11-Apr-25**

 3  1  1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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