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	22/12-32 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~~		or range between	$480,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,500	Property type	Unit	Suburb	Sydenham
Period-from	01 Feb 2025	to	31 Jan 2026	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
16/4 TYSON WAY SYDENHAM VIC 3037	$491,000	05-Feb-26
59/12-32 PECKS ROAD SYDENHAM VIC 3037	$500,000	31-Oct-25
72/12-32 PECKS ROAD SYDENHAM VIC 3037	$470,000	09-Jan-26

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: 23 February 2026

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16/4 TYSON WAY SYDENHAM VIC 3037

3 1 1

Sold Price RS $491,000 Sold Date 05-Feb-26

Distance 1.11km



59/12-32 PECKS ROAD SYDENHAM VIC 3037

3 1 1

Sold Price $500,000 Sold Date 31-Oct-25

Distance 0km



72/12-32 PECKS ROAD SYDENHAM VIC 3037

2 1 1

Sold Price RS $470,000 Sold Date 09-Jan-26

Distance 0km

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

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