

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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2024

to

30 Jun 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

6/107-109 PECKS ROAD SYDENHAM VIC 3037	\$520,000	05-Feb-25
28/12-32 PECKS ROAD SYDENHAM VIC 3037	\$455,000	11-Apr-25
53/12-32 PECKS ROAD SYDENHAM VIC 3037	\$470,000	25-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: 30 July 2025


**6/107-109 PECKS ROAD
SYDENHAM VIC 3037**
 3  2  1

Sold Price

\$520,000

Sold Date

05-Feb-25

Distance

0km

**28/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price

\$455,000

Sold Date

11-Apr-25

Distance

0.49km

**53/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price

\$470,000

Sold Date

25-Apr-25

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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