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	5/107-109 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,800	Property type	Unit	Suburb	Sydenham
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
32/545 MELTON HIGHWAY SYDENHAM VIC 3037	$535,000	16-Oct-24
5/3 VICTORIA ROAD SYDENHAM VIC 3037	$565,000	21-Nov-24

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: 09 April 2025

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6/107-109 PECKS ROAD SYDENHAM VIC 3037

3 2 1

Sold Price RS **$520,000** Sold Date **05-Feb-25**

Distance **0km**

32/545 MELTON HIGHWAY SYDENHAM VIC 3037

3 2 2

Sold Price **$535,000** Sold Date **16-Oct-24**

Distance **1.22km**

5/3 VICTORIA ROAD SYDENHAM VIC 3037

3 2 2

Sold Price **$565,000** Sold Date **21-Nov-24**

Distance **1.3km**

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

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