

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

7/67-69 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2025

to

31 Jul 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

9 ADMIRALTY LANE SYDENHAM VIC 3037	\$591,250	15-Jan-26
21 ADMIRALTY LANE SYDENHAM VIC 3037	\$585,000	15-May-26

OR

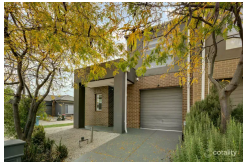
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 August 2026

**9 ADMIRALTY LANE SYDENHAM
VIC 3037**

3 2 1

Sold Price

\$591,250 Sold Date **15-Jan-26**Distance **0.07km****21 ADMIRALTY LANE SYDENHAM
VIC 3037**

3 2 1

Sold Price

\$585,000 Sold Date **15-May-26**Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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