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	54 BALMORAL CIRCUIT SUNBURY VIC 3429

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	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Sunbury
Period-from	01 May 2024	to	30 Apr 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
20 FULLWOOD DRIVE SUNBURY VIC 3429	$840,000	18-Jan-25
11 EMMA COURT SUNBURY VIC 3429	$955,000	15-Apr-25
9 TENNYSON COURT SUNBURY VIC 3429	$915,000	26-Mar-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: 07 May 2025

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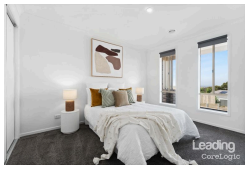


20 FULLWOOD DRIVE SUNBURY VIC 3429

4 2 2

Sold Price **$840,000** Sold Date **18-Jan-25**

Distance **0.77km**



11 EMMA COURT SUNBURY VIC 3429

4 2 2

Sold Price RS **$955,000** Sold Date **15-Apr-25**

Distance **1.34km**



9 TENNYSON COURT SUNBURY VIC 3429

4 2 4

Sold Price RS **$915,000** Sold Date **26-Mar-25**

Distance **1.5km**

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

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