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	8 HILL GROVE 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Sunbury
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
7 HILL GROVE SUNBURY VIC 3429	$645,000	12-Apr-25
31 HARCOMBE DRIVE SUNBURY VIC 3429	$600,000	11-Mar-25
7 PLANTE COURT SUNBURY VIC 3429	$650,000	17-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: 28 April 2025

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7 HILL GROVE SUNBURY VIC 3429

3 2 1

Sold Price RS $645,000 Sold Date 12-Apr-25

Distance 0.06km



31 HARCOMBE DRIVE SUNBURY VIC 3429

3 1 3

Sold Price RS $600,000 Sold Date 11-Mar-25

Distance 0.37km



7 PLANTE COURT SUNBURY VIC 3429

3 1 -

Sold Price $650,000 Sold Date 17-Nov-24

Distance 1.8km

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

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