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	29 LA PEROUSE CLOSE 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	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
69A STATION STREET SUNBURY VIC 3429	$527,500	13-Dec-24
15A BALLIOL COMMON SUNBURY VIC 3429	$529,000	11-Apr-25
92 SORBONNE DRIVE SUNBURY VIC 3429	$507,800	10-Dec-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: 01 May 2025

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69A STATION STREET SUNBURY VIC 3429

3 2 1

Sold Price RS $527,500 Sold Date 13-Dec-24

Distance 1.4km



15A BALLIOL COMMON SUNBURY VIC 3429

3 2 2

Sold Price RS $529,000 Sold Date 11-Apr-25

Distance 0.4km



92 SORBONNE DRIVE SUNBURY VIC 3429

5 1 1

Sold Price $507,800 Sold Date 10-Dec-24

Distance 1.12km

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

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