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	1/2 COWPER CRESCENT 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	$495,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Dec 2024	to	30 Nov 2025	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
1/7 MELDRUM COURT SUNBURY VIC 3429	$527,000	09-Jul-25
1/190 GAP ROAD SUNBURY VIC 3429	$525,000	20-Oct-25
74/45 CORNISH STREET SUNBURY VIC 3429	$530,000	24-Jul-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: 01 December 2025

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1/7 MELDRUM COURT SUNBURY VIC 3429

3 1 1

Sold Price **$527,000** Sold Date **09-Jul-25**

Distance **0.37km**



1/190 GAP ROAD SUNBURY VIC 3429

2 1 1

Sold Price RS **$525,000** Sold Date **20-Oct-25**

Distance **0.13km**



74/45 CORNISH STREET SUNBURY VIC 3429

3 1 1

Sold Price **$530,000** Sold Date **24-Jul-25**

Distance **0.98km**

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

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