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<br>Including suburb and postcode | 322 ELIZABETH DRIVE 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 | $650,000 | & | $700,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $670,000 | Property type | House | 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 |
|---|---|---|
| 6 KINTORE CLOSE SUNBURY VIC 3429 | $751,000 | 12-Aug-25 |
| 8 TURNER COURT SUNBURY VIC 3429 | $760,000 | 10-Aug-25 |
| 3 CROSBIE COURT SUNBURY VIC 3429 | $727,829 | 04-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.~~

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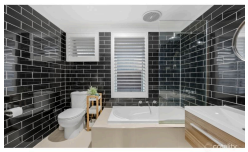

**6 KINTORE CLOSE SUNBURY VIC 3429**

4 2 2

Sold Price **$751,000** Sold Date **12-Aug-25**

Distance **0.74km**



**8 TURNER COURT SUNBURY VIC 3429**

4 2 2

Sold Price **$760,000** Sold Date **10-Aug-25**

Distance **0.56km**



**3 CROSBIE COURT SUNBURY VIC 3429**

4 2 3

Sold Price **$727,829** Sold Date **04-Jul-25**

Distance **0.27km**

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

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