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	5 HARCOMBE 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	$710,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$683,000	Property type	House	Suburb	Sunbury
Period-from	01 Jan 2025	to	31 Dec 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
4 ABELIA COURT SUNBURY VIC 3429	$740,000	11-Nov-25
77 MELBA AVENUE SUNBURY VIC 3429	$707,000	17-Jul-25
56 REGHON DRIVE SUNBURY VIC 3429	$740,000	11-Oct-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: 15 January 2026

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4 ABELIA COURT SUNBURY VIC 3429

3 1 2

Sold Price RS $740,000 Sold Date 11-Nov-25

Distance 0.17km



77 MELBA AVENUE SUNBURY VIC 3429

3 2 2

Sold Price $707,000 Sold Date 17-Jul-25

Distance 0.27km



56 REGHON DRIVE SUNBURY VIC 3429

4 2 2

Sold Price $740,000 Sold Date 11-Oct-25

Distance 0.82km

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

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