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	3 WRIGHT COURT 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Sunbury
Period-from	01 Feb 2025	to	31 Jan 2026	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
12 LONGMIRE COURT SUNBURY VIC 3429	$695,000	03-Dec-25
7 RANLEIGH RISE SUNBURY VIC 3429	$990,000	15-Sep-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: 17 February 2026

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12 LONGMIRE COURT SUNBURY VIC 3429

4 2 3

Sold Price **$695,000** Sold Date **03-Dec-25**

Distance **0.83km**



7 RANLEIGH RISE SUNBURY VIC 3429

4 2 3

Sold Price **$990,000** Sold Date **15-Sep-25**

Distance **1.63km**

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

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