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	17 NORMAN AVENUE 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	$915,000	&	$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	House	Suburb	Sunbury
Period-from	01 Jul 2025	to	30 Jun 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
17 TREEFERN DRIVE SUNBURY VIC 3429	$975,000	07-Jul-26
23 LIQUIDAMBER WAY SUNBURY VIC 3429	$910,000	14-Jul-26
6 FINCH LANE SUNBURY VIC 3429	$950,000	03-Jun-26

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: 21 July 2026

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17 TREEFERN DRIVE SUNBURY VIC 3429

5 2 -

Sold Price RS $975,000 Sold Date 07-Jul-26

Distance 0.72km



23 LIQUIDAMBER WAY SUNBURY VIC 3429

4 2 -

Sold Price RS $910,000 Sold Date 14-Jul-26

Distance 0.83km



6 FINCH LANE SUNBURY VIC 3429

4 2 2

Sold Price RS $950,000 Sold Date 03-Jun-26

Distance 0.93km

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

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