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	8 DADSWELL 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	$845,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Sunbury
Period-from	01 Jun 2025	to	31 May 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
41 HEATHERBRAE CRESCENT SUNBURY VIC 3429	$890,000	14-Jan-26
7 JELIMAR COURT SUNBURY VIC 3429	$870,007	10-Feb-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: 02 June 2026

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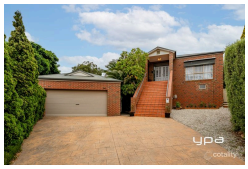


41 HEATHERBRAE CRESCENT SUNBURY VIC 3429

4 3 2

Sold Price **$890,000** Sold Date **14-Jan-26**

Distance **0.48km**



7 JELIMAR COURT SUNBURY VIC 3429

4 3 2

Sold Price **$870,007** Sold Date **10-Feb-26**

Distance **0.74km**

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

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