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	33 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	$695,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Sunbury
Period-from	01 May 2025	to	30 Apr 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
56 WEDMORE CRESCENT SUNBURY VIC 3429	$720,000	20-Mar-26
13 HOOD CRESCENT SUNBURY VIC 3429	$670,000	26-Jan-26
10 AUSTIN COURT SUNBURY VIC 3429	$700,000	27-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: 13 May 2026

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56 WEDMORE CRESCENT SUNBURY VIC 3429

4 2 2

Sold Price RS $720,000 Sold Date 20-Mar-26

Distance 1.14km



13 HOOD CRESCENT SUNBURY VIC 3429

4 2 2

Sold Price $670,000 Sold Date 26-Jan-26

Distance 1.38km



10 AUSTIN COURT SUNBURY VIC 3429

4 2 2

Sold Price $700,000 Sold Date 27-Feb-26

Distance 1.93km

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

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