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	22 Wallaby Walk, Sunbury, VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$790,000	&	$869,000

Median sale price

Median price	$727,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	01/07/2025	to	30/06/2026	Source	realestate.com

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
14 BUNDANOON AVENUE, SUNBURY VIC 3429	$840,000	02/03/2026
18 POSSUM TAIL RUN, SUNBURY VIC 3429	$850,000	04/06/2026
6 DAWES COURT, SUNBURY VIC 3429	$870,000	27/06/2026

This Statement of Information was prepared on: 22/07/2026