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	9 SOLOMON 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	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Sunbury
Period-from	01 Dec 2024	to	30 Nov 2025	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
4 OFFICER COURT SUNBURY VIC 3429	$730,550	05-Nov-25
47 BALMORAL CIRCUIT SUNBURY VIC 3429	$750,000	05-Nov-25
67 MCEWEN DRIVE SUNBURY VIC 3429	$745,000	13-Oct-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: 10 December 2025

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4 OFFICER COURT SUNBURY VIC 3429

3 2 -

Sold Price RS $730,550 Sold Date 05-Nov-25

Distance 0.25km



47 BALMORAL CIRCUIT SUNBURY VIC 3429

3 2 2

Sold Price RS $750,000 Sold Date 05-Nov-25

Distance 0.81km



67 MCEWEN DRIVE SUNBURY VIC 3429

4 2 3

Sold Price RS $745,000 Sold Date 13-Oct-25

Distance 1.79km

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

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