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<br>Including suburb and postcode | 4 DUNROSSIL DRIVE 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 | $765,000 | & | $815,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $660,000 | Property type | House | Suburb | Sunbury |
| Period-from | 01 Jul 2024 | to | 30 Jun 2025 | Source | Corelogic |

## 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 |
|---|---|---|
| 50 MCEWEN DRIVE SUNBURY VIC 3429 | $805,000 | 14-Mar-25 |
| 3 LOUIS WAY SUNBURY VIC 3429 | $750,000 | 17-Mar-25 |
| 249 ELIZABETH DRIVE SUNBURY VIC 3429 | $800,000 | 05-Mar-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: 01 July 2025

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**50 MCEWEN DRIVE SUNBURY VIC 3429**

4 2 2

Sold Price **$805,000** Sold Date **14-Mar-25**

Distance **0.31km**



**3 LOUIS WAY SUNBURY VIC 3429**

3 2 2

Sold Price **$750,000** Sold Date **17-Mar-25**

Distance **0.44km**



**249 ELIZABETH DRIVE SUNBURY VIC 3429**

4 2 3

Sold Price **$800,000** Sold Date **05-Mar-25**

Distance **0.63km**

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

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