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	3/61-63 LIGAR STREET 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	$440,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	Sunbury
Period-from	01 Aug 2024	to	31 Jul 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
5/61-63 LIGAR STREET SUNBURY VIC 3429	$462,000	03-May-25
2/44 LIGAR STREET SUNBURY VIC 3429	$447,500	17-Jun-25
2/40-42 HORNE STREET SUNBURY VIC 3429	$437,500	01-May-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: 18 August 2025

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5/61-63 LIGAR STREET SUNBURY VIC 3429

2 1 1

Sold Price **$462,000** Sold Date **03-May-25**

Distance **0km**



2/44 LIGAR STREET SUNBURY VIC 3429

2 1 1

Sold Price **$447,500** Sold Date **17-Jun-25**

Distance **0.2km**



2/40-42 HORNE STREET SUNBURY VIC 3429

2 1 1

Sold Price **$437,500** Sold Date **01-May-25**

Distance **0.29km**

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

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