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 Blaxland Drive, Sunbury Vic 3429

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $690,000 Property Type House Suburb Sunbury

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 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
1	32 Blaxland Dr SUNBURY 3429	$580,000	03/07/2025
2	562 Elizabeth Dr SUNBURY 3429	$530,000	11/06/2025
3	20 Blyton Cr SUNBURY 3429	$569,000	06/06/2025

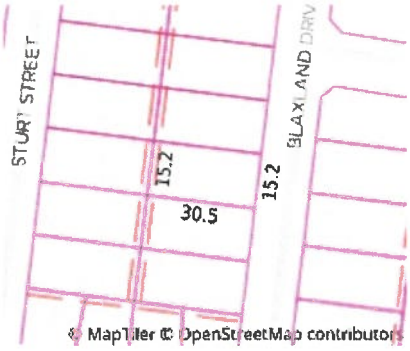
OR

~~**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 six months.~~

This Statement of Information was prepared on: 16/07/2025 09:43

22 Blaxland Drive, Sunbury Vic 3429

Tony McDougall
9718 2222
0408 305 463
tonymcdougall@jelliscraig.com.au



3

Property Type: House (Previously Occupied - Detached)
Land Size: 473 sqm approx

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median House Price
June quarter 2025: $690,000

Comparable Properties



32 Blaxland Dr SUNBURY 3429 (REI)

3 1 2

Price: $580,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 564 sqm approx

Agent Comments



562 Elizabeth Dr SUNBURY 3429 (REI)

3 1 1

Price: $530,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 670 sqm approx

Agent Comments



20 Blyton Cr SUNBURY 3429 (REI)

3 1 -

Price: $569,000
Method: Private Sale
Date: 06/06/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 94321444

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