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	42 LALOR CRESCENT 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Sunbury
Period-from	01 Oct 2024	to	30 Sep 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
10 BLACKWOOD PLACE SUNBURY VIC 3429	$880,000	18-Sep-25
13 CITRIODORA CIRCUIT SUNBURY VIC 3429	$870,000	10-Jul-25
280 GAP ROAD SUNBURY VIC 3429	$870,000	31-Jul-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: 31 October 2025

Justin Spagnuolo
M 0432 155 830
E justin@sparkrealestate.com.au



10 BLACKWOOD PLACE SUNBURY VIC 3429

4 2 2

Sold Price RS $880,000 Sold Date 18-Sep-25

Distance 1.74km



13 CITRIODORA CIRCUIT SUNBURY VIC 3429

4 2 2

Sold Price $870,000 Sold Date 10-Jul-25

Distance 1.65km



280 GAP ROAD SUNBURY VIC 3429

4 2 2

Sold Price Sold Date 31-Jul-25

Distance 1.93km

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

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