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 SUNVIEW 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	$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
5 ST MELLION CLOSE SUNBURY VIC 3429	$857,000	01-Jul-25
280 GAP ROAD SUNBURY VIC 3429	$870,000	31-Jul-25
123 PHILLIP DRIVE SUNBURY VIC 3429	$880,000	07-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: 17 October 2025

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5 ST MELLION CLOSE SUNBURY VIC 3429

4 2 2

Sold Price **$857,000** Sold Date **01-Jul-25**

Distance **0.73km**



280 GAP ROAD SUNBURY VIC 3429

4 2 2

Sold Price **$870,000** Sold Date **31-Jul-25**

Distance **0.81km**



123 PHILLIP DRIVE SUNBURY VIC 3429

4 2 3

Sold Price **$880,000** Sold Date **07-Jul-25**

Distance **0.78km**

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

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