

## 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

6 HOFFSTED WAY SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$859,000

&

\$929,000

### 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

9 TROOPER AVENUE SUNBURY VIC 3429	\$950,000	27-May-25
10 YIRRANGAN ROAD SUNBURY VIC 3429	\$912,000	25-Mar-25
50 BUDBURST DRIVE SUNBURY VIC 3429	\$970,000	10-Feb-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: 02 July 2025



**9 TROOPER AVENUE SUNBURY  
VIC 3429**

 4  2  2

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **27-May-25**

Distance **0.76km**



**10 YIRRANGAN ROAD SUNBURY  
VIC 3429**

 4  2  2

Sold Price

**\$912,000** Sold Date **25-Mar-25**

Distance **0.85km**



**50 BUDBURST DRIVE SUNBURY  
VIC 3429**

 4  2  2

Sold Price

**\$970,000** Sold Date **10-Feb-25**

Distance **0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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