

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

5 GREGORY 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

\$535,000

&

\$585,000

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

6 MELLON COURT SUNBURY VIC 3429

\$569,000

15-May-25

1 DOLAN COURT SUNBURY VIC 3429

\$575,000

05-Apr-25

272 GAP ROAD SUNBURY VIC 3429

\$565,000

03-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: 07 July 2025



6 MELLON COURT SUNBURY VIC 3429

Sold Price

\$569,000

Sold Date

15-May-25

3

1

-

Distance

0.7km



1 DOLAN COURT SUNBURY VIC 3429

Sold Price

\$575,000

Sold Date

05-Apr-25

3

2

1

Distance

0.54km



272 GAP ROAD SUNBURY VIC 3429

Sold Price

\$565,000

Sold Date

03-Feb-25

3

2

2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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