

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 KRISTEN ROAD 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

\$735,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

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

7 EAGLEHAWK STREET SUNBURY VIC 3429	\$875,000	24-Feb-24
33 FLYCATCHER ROAD SUNBURY VIC 3429	\$715,000	29-Jan-25
28 LORY CIRCUIT SUNBURY VIC 3429	\$800,000	28-May-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 July 2025



7 EAGLEHAWK STREET SUNBURY VIC 3429

Sold Price

\$875,000

Sold Date

24-Feb-24



4



2



2

Distance

0km



33 FLYCATCHER ROAD SUNBURY VIC 3429

Sold Price

\$715,000

Sold Date

29-Jan-25



4



2



2

Distance

0km



28 LORY CIRCUIT SUNBURY VIC 3429

Sold Price

^{RS} **\$800,000**

Sold Date

28-May-25



4



2



2

Distance

0km



21 NIRA DRIVE SUNBURY VIC 3429

Sold Price

^{RS} **\$750,000**

Sold Date

02-Jun-25



4



2



2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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