

## 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

LOT 3705 FREE CRESCENT 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

\$719,000

&

\$769,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2024

to

31 May 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

95 BUSHRANGER DRIVE SUNBURY VIC 3429	\$765,000	25-Apr-25
21 BUSHRANGER DRIVE SUNBURY VIC 3429	\$725,000	19-Jan-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: 28 June 2025



**95 BUSHRANGER DRIVE SUNBURY VIC 3429** Sold Price **\$765,000** Sold Date **25-Apr-25**

 4  2  2

Distance **0.17km**



**21 BUSHRANGER DRIVE SUNBURY VIC 3429** Sold Price **\$725,000** Sold Date **19-Jan-25**

 4  2  2

Distance **0.58km**

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

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