

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

65 SETTLERS WAY 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

\$1,375,000

&

\$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$351,950

Property type

Land

Suburb

Sunbury

Period-from

01 Aug 2024

to

31 Jul 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

535 RACECOURSE ROAD SUNBURY VIC 3429	\$1,430,000	03-Apr-25
520 RACECOURSE ROAD SUNBURY VIC 3429	\$1,490,000	26-Feb-25
55 THE PARKWAY SUNBURY VIC 3429	\$1,405,000	13-Nov-24

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: 08 August 2025


**535 RACECOURSE ROAD
SUNBURY VIC 3429**

5 2 3

 Sold Price **\$1,430,000** Sold Date **03-Apr-25**

 Distance **0.7km**

**520 RACECOURSE ROAD
SUNBURY VIC 3429**

5 3 4

 Sold Price **\$1,490,000** Sold Date **26-Feb-25**

 Distance **0.8km**

**55 THE PARKWAY SUNBURY VIC
3429**

4 2 2

 Sold Price **\$1,405,000** Sold Date **13-Nov-24**

 Distance **0.93km**

**30 CALLANDER CLOSE SUNBURY
VIC 3429**

4 3 4

 Sold Price ^{RS} **\$1,520,000** Sold Date **14-Jul-25**

 Distance **0.94km**

**40 NAMBOUR DRIVE SUNBURY
VIC 3429**

4 2 2

 Sold Price **\$1,460,000** Sold Date **13-Aug-24**

 Distance **1.32km**

40 EMU ROAD SUNBURY VIC 3429

4 2 2

 Sold Price **\$1,650,000** Sold Date **04-Feb-25**

 Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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