

## 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 MACARA STREET SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$789,000

&

\$829,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 30 LOLLIPOP CRESCENT SUNBURY VIC 3429 | \$840,000 | 16-Jun-25 |
| 10 FREDDIE STREET SUNBURY VIC 3429    | \$880,000 | 26-May-25 |
| 18 MIGHTY ROAD SUNBURY VIC 3429       | \$785,000 | 25-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: 22 July 2025



**30 LOLLIPOP CRESCENT SUNBURY VIC 3429** Sold Price

<sup>RS</sup> **\$840,000** Sold Date **16-Jun-25**

 4  2  2

Distance **0.06km**



**10 FREDDIE STREET SUNBURY VIC 3429** Sold Price

<sup>RS</sup> **\$880,000** Sold Date **26-May-25**

 4  2  2

Distance **0.31km**



**18 MIGHTY ROAD SUNBURY VIC 3429**

Sold Price

**\$785,000** Sold Date **25-May-25**

 4  2  2

Distance **0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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