

## 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

5B FLINDERS STREET 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 19A BURKE ROAD SUNBURY VIC 3429      | \$580,000 | 12-Apr-25 |
| 86 PASLEY STREET SUNBURY VIC 3429    | \$575,500 | 22-Mar-25 |
| 80 BUSHRANGER DRIVE SUNBURY VIC 3429 | \$600,000 | 16-Jun-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: 26 July 2025


**19A BURKE ROAD SUNBURY VIC 3429**

Sold Price

**\$580,000**

Sold Date

**12-Apr-25**
 3  2  1

Distance

**0.13km**

**86 PASLEY STREET SUNBURY VIC 3429**

Sold Price

**\$575,500**

Sold Date

**22-Mar-25**
 3  2  1

Distance

**0.65km**

**80 BUSHRANGER DRIVE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**16-Jun-25**
 3  2  1

Distance

**0.96km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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