

## 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

6 DYSON DRIVE 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

\$770,000

&

\$820,000

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 9 DYSON DRIVE SUNBURY VIC 3429    | \$785,000 | 20-Jun-25 |
| 14 DYSON DRIVE SUNBURY VIC 3429   | \$860,000 | 25-Jan-25 |
| 6 HARCOURT CLOSE SUNBURY VIC 3429 | \$745,000 | 21-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



**9 DYSON DRIVE SUNBURY VIC 3429**

 4  2  3

Sold Price

<sup>RS</sup>

**\$785,000**

Sold Date

**20-Jun-25**

Distance

**0.06km**



**14 DYSON DRIVE SUNBURY VIC 3429**

 4  2  2

Sold Price

**\$860,000**

Sold Date

**25-Jan-25**

Distance

**0.07km**



**6 HARCOURT CLOSE SUNBURY VIC 3429**

 4  2  1

Sold Price

<sup>RS</sup>

**\$745,000**

Sold Date

**21-May-25**

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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