

## 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

548/24 SPINOSA ROAD 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

\$310,000

&

\$340,000

### 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

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

545/18 SPINOSA ROAD SUNBURY VIC 3429

\$322,500

15-Jul-25

4 EUTAXIA STREET SUNBURY VIC 3429

\$350,000

08-Apr-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 July 2025