

## 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

77 MELBA AVENUE 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

\$635,000

&

\$695,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 6 HILL GROVE SUNBURY VIC 3429       | \$690,000 | 08-May-25 |
| 43 HEYSEN DRIVE SUNBURY VIC 3429    | \$680,000 | 10-Apr-25 |
| 77 FULLBROOK DRIVE SUNBURY VIC 3429 | \$652,000 | 19-Mar-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: 08 July 2025



**6 HILL GROVE SUNBURY VIC 3429**

Sold Price

**\$690,000**

Sold Date

**08-May-25**



3



2



2

Distance

**0.29km**



**43 HEYSEN DRIVE SUNBURY VIC 3429**

Sold Price

**\$680,000**

Sold Date

**10-Apr-25**



3



2



2

Distance

**0.72km**



**77 FULLBROOK DRIVE SUNBURY VIC 3429**

Sold Price

**\$652,000**

Sold Date

**19-Mar-25**



3



2



2

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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