

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

7 SHEAF STREET SUNBURY VIC 3429

Indicative selling price

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

Single Price

or range
between

\$920,000

&

\$960,000

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 TROOPER AVENUE SUNBURY VIC 3429	\$950,000	27-May-25
10 YIRRANGAN ROAD SUNBURY VIC 3429	\$912,000	25-Mar-25
50 BUDBURST DRIVE SUNBURY VIC 3429	\$970,000	10-Feb-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: 14 July 2025



**9 TROOPER AVENUE SUNBURY
VIC 3429**

 4  2  2

Sold Price

^{RS} **\$950,000** Sold Date **27-May-25**

Distance **0.41km**



**10 YIRRANGAN ROAD SUNBURY
VIC 3429**

 4  2  2

Sold Price

\$912,000 Sold Date **25-Mar-25**

Distance **1.46km**



**50 BUDBURST DRIVE SUNBURY
VIC 3429**

 4  2  2

Sold Price

\$970,000 Sold Date **10-Feb-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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