

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

8 MOWBRAY COURT 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

\$595,000

&

\$645,000

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

1 TALBOT PLACE SUNBURY VIC 3429	\$605,000	31-Jan-25
29 DUNROSSIL DRIVE SUNBURY VIC 3429	\$640,000	22-May-25
76 RIDDELL ROAD SUNBURY VIC 3429	\$610,000	04-Jul-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: 16 July 2025



1 TALBOT PLACE SUNBURY VIC 3429

 3  2  4

Sold Price

\$605,000

Sold Date

31-Jan-25

Distance

0.12km



29 DUNROSSIL DRIVE SUNBURY VIC 3429

 3  1  2

Sold Price

\$640,000

Sold Date

22-May-25

Distance

0.39km



76 RIDDELL ROAD SUNBURY VIC 3429

 3  1  3

Sold Price

^{RS} **\$610,000**

Sold Date

04-Jul-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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