

## 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

13 EAGLEHAWK STREET 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

\$879,000

&

\$939,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2024

to

31 May 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

4 VEGA ROAD SUNBURY VIC 3429	870000	18-Dec-24
61 SACRED DRIVE SUNBURY VIC 3429	960000	11-Apr-25
19 WANDERER ROAD SUNBURY VIC 3429	950000	08-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: 16 June 2025



**4 VEGA ROAD SUNBURY VIC 3429** Sold Price **870000** Sold Date **18-Dec-24**  
 Distance **1.75km**  
 4 2 2



**61 SACRED DRIVE SUNBURY VIC 3429** Sold Price **960000** Sold Date **11-Apr-25**  
 Distance **-**  
 4 2 2



**19 WANDERER ROAD SUNBURY VIC 3429** Sold Price **950000** Sold Date **08-Mar-25**  
 Distance **-**  
 4 2 2

RS = Recent sale      UN = Undisclosed Sale

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