

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 DARWIN 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2024

to

31 Jan 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

2 RONALD COURT SUNBURY VIC 3429	\$507,000	09-Sep-24
16 FRASER COURT SUNBURY VIC 3429	\$490,000	23-Nov-24
196 MITCHELLS LANE SUNBURY VIC 3429	\$475,000	17-Sep-24

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: 27 February 2025

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**2 RONALD COURT SUNBURY VIC
3429**

3 1 -

Sold Price

\$507,000

Sold Date **09-Sep-24**

Distance

0.22km



**16 FRASER COURT SUNBURY VIC
3429**

3 1 1

Sold Price

\$490,000

Sold Date **23-Nov-24**

Distance

0.66km



**196 MITCHELLS LANE SUNBURY
VIC 3429**

3 1 3

Sold Price

\$475,000

Sold Date **17-Sep-24**

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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