

## 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

25 GILCHRIST CRESCENT SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2024

to

31 Dec 2024

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 KATHRYN COURT SUNBURY VIC 3429   | \$720,000 | 18-Dec-24 |
| 23 BLYTON CRESCENT SUNBURY VIC 3429 | \$715,000 | 25-Jan-25 |
| 7 MOWBRAY COURT SUNBURY VIC 3429    | \$720,000 | 18-Dec-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: 29 January 2025

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**13 KATHRYN COURT SUNBURY VIC 3429** Sold Price

<sup>RS</sup> **\$720,000** Sold Date **18-Dec-24**

 4  2  2

Distance **1.06km**



**23 BLYTON CRESCENT SUNBURY VIC 3429** Sold Price

<sup>RS</sup> **\$715,000** Sold Date **25-Jan-25**

 4  2  4

Distance **1.21km**



**7 MOWBRAY COURT SUNBURY VIC 3429** Sold Price

<sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **18-Dec-24**

 4  2  1

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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