

## 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

26 MITCHELLS LANE 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2023

to

30 Nov 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

2/42 PASLEY STREET SUNBURY VIC 3429	\$520,000	13-Sep-24
6/46 BARKLY STREET SUNBURY VIC 3429	\$510,000	17-Jul-24
21/6-16 ANDERSON ROAD SUNBURY VIC 3429	\$560,000	09-May-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: 03 December 2024



**2/42 PASLEY STREET SUNBURY  
VIC 3429**

2 2 1

Sold Price **\$520,000** Sold Date **13-Sep-24**

Distance **0.89km**



**6/46 BARKLY STREET SUNBURY  
VIC 3429**

2 2 1

Sold Price **\$510,000** Sold Date **17-Jul-24**

Distance **1.09km**



**21/6-16 ANDERSON ROAD  
SUNBURY VIC 3429**

3 2 2

Sold Price **\$560,000** Sold Date **09-May-24**

Distance **1.04km**



**4/46 BARKLY STREET SUNBURY  
VIC 3429**

2 2 -

Sold Price <sup>RS</sup> **\$510,000** Sold Date **10-Nov-24**

Distance **1.09km**



**7/25-27 GOLF LINKS DRIVE  
SUNBURY VIC 3429**

3 2 2

Sold Price **\$525,000** Sold Date **04-Jul-24**

Distance **1.14km**

RS = Recent sale      UN = Undisclosed Sale

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