

## 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

99 STEWARTS 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

\$650,000

&

\$700,000

### 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

7 REES ROAD SUNBURY VIC 3429	\$675,000	24-Jan-25
9 LISTER CRESCENT SUNBURY VIC 3429	\$700,000	29-Oct-24
9 BATES COURT SUNBURY VIC 3429	\$710,000	24-Oct-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: 11 February 2025

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**7 REES ROAD SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$675,000** Sold Date **24-Jan-25**

3 2 1

Distance **0.18km**



**9 LISTER CRESCENT SUNBURY VIC 3429** Sold Price **\$700,000** Sold Date **29-Oct-24**

3 2 2

Distance **0.28km**



**9 BATES COURT SUNBURY VIC 3429** Sold Price **\$710,000** Sold Date **24-Oct-24**

3 2 2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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