

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

8/179 MITCHELLS LANE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Apr 2024

to

31 Mar 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

10/46 MITCHELLS LANE SUNBURY VIC 3429	\$460,000	17-Feb-25
2/34 WILSONS LANE SUNBURY VIC 3429	\$440,000	23-Jan-25
8/8 PADS WAY SUNBURY VIC 3429	\$450,000	15-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: 07 April 2025



**10/46 MITCHELLS LANE SUNBURY
VIC 3429**

Sold Price

^{RS} **\$460,000**

Sold Date

17-Feb-25

2

1

1

Distance

1.11km



**2/34 WILSONS LANE SUNBURY
VIC 3429**

Sold Price

\$440,000

Sold Date

23-Jan-25

2

1

1

Distance

1.49km



**8/8 PADS WAY SUNBURY VIC
3429**

Sold Price

\$450,000

Sold Date

15-Oct-24

2

1

1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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