

## 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

1/30 LIGAR STREET 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

\$570,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5/42 PASLEY STREET SUNBURY VIC 3429 | \$600,000 | 22-May-25 |
| 38 ANDERSON ROAD SUNBURY VIC 3429   | \$590,000 | 02-Sep-25 |
| 5B FLINDERS STREET SUNBURY VIC 3429 | \$620,000 | 23-Oct-25 |

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: 10 November 2025

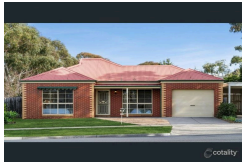


**5/42 PASLEY STREET SUNBURY  
VIC 3429**

3 2 1

Sold Price **\$600,000** Sold Date **22-May-25**

Distance **0.16km**



**38 ANDERSON ROAD SUNBURY  
VIC 3429**

3 1 1

Sold Price **\$590,000** Sold Date **02-Sep-25**

Distance **0.41km**



**5B FLINDERS STREET SUNBURY  
VIC 3429**

3 2 1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **23-Oct-25**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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