

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

1/47 LIGAR STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2024

to

30 Nov 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

3/25-27 GOLF LINKS DRIVE SUNBURY VIC 3429	\$500,000	20-Oct-25
1/17 TIMINS STREET SUNBURY VIC 3429	\$500,000	06-Sep-25
1/70 ANDERSON ROAD SUNBURY VIC 3429	\$480,000	01-Jul-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: 12 December 2025



**3/25-27 GOLF LINKS DRIVE
SUNBURY VIC 3429**

2 1 1

Sold Price **\$500,000** Sold Date **20-Oct-25**

Distance **1.43km**



**1/17 TIMINS STREET SUNBURY VIC
3429**

2 1 1

Sold Price

Sold Date **06-Sep-25**

Distance **0.86km**



**1/70 ANDERSON ROAD SUNBURY
VIC 3429**

2 1 1

Sold Price

\$480,000 Sold Date **01-Jul-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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