

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

1/751 ELIZABETH DRIVE 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 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

1 WHITTY LANE SUNBURY VIC 3429	\$612,000	18-Feb-25
3 LAURISTON WALK SOUTH SUNBURY VIC 3429	\$610,000	02-Dec-24
86 PASLEY STREET SUNBURY VIC 3429	\$575,500	22-Mar-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: 26 May 2025

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1 WHITTY LANE SUNBURY VIC 3429

 3  2  2

Sold Price

\$612,000

Sold Date

18-Feb-25

Distance

0.96km



3 LAURISTON WALK SOUTH SUNBURY VIC 3429

 2  2  2

Sold Price

\$610,000

Sold Date

02-Dec-24

Distance

1.29km



86 PASLEY STREET SUNBURY VIC 3429

 3  2  1

Sold Price

\$575,500

Sold Date

22-Mar-25

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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