

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

1/753 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

\$500,000

&

\$5,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,750

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 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

1/751 ELIZABETH DRIVE SUNBURY VIC 3429	\$570,000	05-Jul-25
1/34 BACKHAUS AVENUE SUNBURY VIC 3429	\$550,000	26-Apr-25
4/18 LALOR CRESCENT SUNBURY VIC 3429	\$557,000	12-Sep-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: 20 October 2025



**1/751 ELIZABETH DRIVE SUNBURY
VIC 3429**

3 2 2

Sold Price

\$570,000

Sold Date

05-Jul-25

Distance

0.02km



**1/34 BACKHAUS AVENUE
SUNBURY VIC 3429**

3 1 1

Sold Price

\$550,000

Sold Date

26-Apr-25

Distance

0.26km



**4/18 LALOR CRESCENT SUNBURY
VIC 3429**

2 2 1

Sold Price

\$557,000

Sold Date

12-Sep-25

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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