

## 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

11 DAVENPORT DRIVE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$469,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 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 BUSHRANGER DRIVE SUNBURY VIC 3429	\$400,000	05-Mar-25
LOT 1806 DOMINEY COURT SUNBURY VIC 3429	\$428,000	23-Feb-24
9 LIGHT HORSE CIRCUIT SUNBURY VIC 3429	\$440,000	25-Jun-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: 22 July 2025



**1 BUSHRANGER DRIVE SUNBURY  
VIC 3429**

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Sold Price

**\$400,000**

Sold Date

**05-Mar-25**

Distance

**0.61km**



**LOT 1806 DOMINEY COURT  
SUNBURY VIC 3429**

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Sold Price

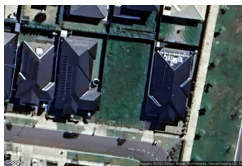
**\$428,000**

Sold Date

**23-Feb-24**

Distance

**0.69km**



**9 LIGHT HORSE CIRCUIT SUNBURY  
VIC 3429**

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Sold Price

**\$440,000**

Sold Date

**25-Jun-24**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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