

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 WINDMILL AVENUE 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

\$745,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Sunbury

Period-from

01 Feb 2025

to

31 Jan 2026

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

43 ARCHER AVENUE SUNBURY VIC 3429	\$785,000	05-Feb-26
8 TYQUIN DRIVE SUNBURY VIC 3429	\$780,000	13-Sep-25
14 TROOPER AVENUE SUNBURY VIC 3429	\$780,000	19-Jan-26

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: 09 February 2026



**43 ARCHER AVENUE SUNBURY
VIC 3429**

4 2 2

Sold Price

^{RS}

\$785,000

Sold Date

05-Feb-26

Distance

0.95km



**8 TYQUIN DRIVE SUNBURY VIC
3429**

4 2 4

Sold Price

\$780,000

Sold Date

13-Sep-25

Distance

0.91km



**14 TROOPER AVENUE SUNBURY
VIC 3429**

4 2 2

Sold Price

^{RS}

\$780,000

Sold Date

19-Jan-26

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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