

## 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

12 ALDEN STREET 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$346,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jun 2024

to

31 May 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

6 JUWEL ROAD SUNBURY VIC 3429	\$835,000	17-Feb-25
30 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$840,000	16-Jun-25
14 JUWEL ROAD SUNBURY VIC 3429	\$855,000	27-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: 30 June 2025



**6 JUWEL ROAD SUNBURY VIC 3429**

Sold Price

**\$835,000**

Sold Date

**17-Feb-25**

 4  3  -

Distance

**0.08km**



**30 LOLLIPOP CRESCENT SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**16-Jun-25**

 4  2  2

Distance

**2.29km**



**14 JUWEL ROAD SUNBURY VIC 3429**

Sold Price

**\$855,000**

Sold Date

**27-Mar-25**

 4  3  -

Distance

**0.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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