

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 Mountain Ash Drive, Sunbury, VIC 3429
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$860,000	&	\$920,000
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Median sale price

Median price	\$675,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	01/05/2024	to	30/04/2025	Source	realestate.com

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 OCHRE PLACE, SUNBURY VIC 3429	\$985,000	11/04/2025
34 PAPERBARK AVENUE, SUNBURY VIC 3429	\$840,000	02/04/2025
1 SEAGULL PLACE, SUNBURY VIC 3429	\$885,000	31/05/2025

This Statement of Information was prepared on: 04/06/2025