

## 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

LOT 1729 APPRENTICES ROAD 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

\$779,000

&

\$829,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 12 MACARA STREET SUNBURY VIC 3429     | \$745,000 | 30-Aug-24 |
| 10 MACARA STREET SUNBURY VIC 3429     | \$735,000 | 07-Dec-24 |
| 30 LOLLIPOP CRESCENT SUNBURY VIC 3429 | \$840,000 | 16-Jun-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: 15 July 2025



**12 MACARA STREET SUNBURY VIC 3429** Sold Price **\$745,000** Sold Date **30-Aug-24**

 4  2  2

Distance **0.15km**



**10 MACARA STREET SUNBURY VIC 3429** Sold Price **\$735,000** Sold Date **07-Dec-24**

 4  2  2

Distance **0.16km**



**30 LOLLIPOP CRESCENT SUNBURY VIC 3429** Sold Price <sup>RS</sup> **\$840,000** Sold Date **16-Jun-25**

 4  2  2

Distance **0.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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