

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

13 CAPEK STREET 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2024

to

31 Mar 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

20 JAMAICAN ROAD SUNBURY VIC 3429	\$565,000	12-Mar-25
24 MIGHTY ROAD SUNBURY VIC 3429	\$600,000	20-Nov-24
106 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$605,000	25-Nov-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: 09 April 2025



20 JAMAICAN ROAD SUNBURY VIC 3429

3 2 1

Sold Price

RS

\$565,000

Sold Date

12-Mar-25

Distance

0.14km



24 MIGHTY ROAD SUNBURY VIC 3429

3 2 2

Sold Price

\$600,000

Sold Date

20-Nov-24

Distance

0.22km



106 LOLLIPOP CRESCENT SUNBURY VIC 3429

3 2 2

Sold Price

\$605,000

Sold Date

25-Nov-24

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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