

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

16 ALDEN 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

\$750,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Land

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

11 BOBAL STREET SUNBURY VIC 3429	802000	20-Jan-25
21 NIRA DRIVE SUNBURY VIC 3429	750000	02-Jun-25
21 ALDEN STREET SUNBURY VIC 3429	770000	04-Feb-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: 11 July 2025



11 BOBAL STREET SUNBURY VIC 3429

Sold Price

802000 Sold Date **20-Jan-25**

 4  3  2

Distance **0.12km**



21 NIRA DRIVE SUNBURY VIC 3429

Sold Price

^{RS} **750000** Sold Date **02-Jun-25**

 4  2  2

Distance **1.96km**

21 ALDEN STREET SUNBURY VIC 3429

Sold Price

770000 Sold Date **04-Feb-25**

 4  2  1

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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