

## 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 FELLVIEW CRESCENT 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

\$795,000

&

\$835,000

### 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 10 BANNON AVENUE SUNBURY VIC 3429 | \$820,000 | 04-Dec-24 |
| 4 LONGMIRE COURT SUNBURY VIC 3429 | \$790,000 | 14-Mar-25 |
| 5 STRACHEN COURT SUNBURY VIC 3429 | \$830,000 | 24-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: 07 April 2025



**10 BANNON AVENUE SUNBURY  
VIC 3429**

 4  3  2

Sold Price

**\$820,000**

Sold Date **04-Dec-24**

Distance **0.37km**



**4 LONGMIRE COURT SUNBURY VIC  
3429**

 4  2  2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **14-Mar-25**

Distance **0.72km**



**5 STRACHEN COURT SUNBURY VIC  
3429**

 3  2  2

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date **24-Feb-25**

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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