

## 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 KLONI STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$779,000

&

\$849,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 36 FEATHER AVENUE SUNBURY VIC 3429  | \$784,000 | 24-Jun-26 |
| 29 FLYCATCHER ROAD SUNBURY VIC 3429 | \$815,000 | 11-Feb-26 |
| 17 MOLETTE ROAD SUNBURY VIC 3429    | \$825,000 | 19-Jun-26 |

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: 04 August 2026



**36 FEATHER AVENUE SUNBURY  
VIC 3429**

 4  2  2

Sold Price

**\$784,000**

Sold Date

**24-Jun-26**

Distance

**0km**



**29 FLYCATCHER ROAD SUNBURY  
VIC 3429**

 4  2  2

Sold Price

**\$815,000**

Sold Date

**11-Feb-26**

Distance

**0km**



**17 MOLETTE ROAD SUNBURY VIC  
3429**

 4  2  2

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**19-Jun-26**

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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