

## 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

2/7 SEBASTIAN PLACE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,750

Property type

Unit

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 2025

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 57 THORNTON AVENUE SUNBURY VIC 3429 | \$585,000 | 12-Sep-25 |
| 1 DALY CLOSE SUNBURY VIC 3429       | \$567,000 | 30-Jul-25 |
| 35 KEITH AVENUE SUNBURY VIC 3429    | \$567,500 | 17-Oct-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: 30 October 2025



**57 THORNTON AVENUE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$585,000**

Sold Date

**12-Sep-25**

3

1

1

Distance

**1.14km**



**1 DALY CLOSE SUNBURY VIC 3429**

Sold Price

**\$567,000**

Sold Date

**30-Jul-25**

3

1

1

Distance

**0.59km**



**35 KEITH AVENUE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$567,500**

Sold Date

**17-Oct-25**

3

1

-

Distance

**0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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