

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 CHURCHILL PLACE 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

\$875,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2024

to

31 May 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

8 WINDSOR RISE SUNBURY VIC 3429	\$931,000	05-Mar-25
23 SPAVIN DRIVE SUNBURY VIC 3429	\$950,000	28-Mar-25
9 TENNYSON COURT SUNBURY VIC 3429	\$915,000	20-Mar-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 June 2025



8 WINDSOR RISE SUNBURY VIC 3429

4 2 2

Sold Price **\$931,000** Sold Date **05-Mar-25**

Distance **0.44km**



23 SPAVIN DRIVE SUNBURY VIC 3429

4 2 2

Sold Price ^{RS} **\$950,000** Sold Date **28-Mar-25**

Distance **0.51km**



9 TENNYSON COURT SUNBURY VIC 3429

4 2 4

Sold Price **\$915,000** Sold Date **20-Mar-25**

Distance **1km**



51 BALMORAL CIRCUIT SUNBURY VIC 3429

4 2 6

Sold Price ^{RS} **\$880,000** Sold Date **05-Jun-25**

Distance **1.16km**



11 EMMA COURT SUNBURY VIC 3429

4 2 2

Sold Price **\$955,000** Sold Date **31-Mar-25**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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