

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

22 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

\$790,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2024

to

31 Jul 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

20 REGNER DRIVE SUNBURY VIC 3429	810000	06-May-25
6 JUWEL ROAD SUNBURY VIC 3429	835000	17-Feb-25
18 PRESIDENT ROAD SUNBURY VIC 3429	820000	25-May-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: 08 August 2025



**20 REGNER DRIVE SUNBURY VIC
3429**

 3  3  2

Sold Price

810000 Sold Date **06-May-25**

Distance **0.31km**



**6 JUWEL ROAD SUNBURY VIC
3429**

 4  3  2

Sold Price

835000 Sold Date **17-Feb-25**

Distance **0.09km**



18 PRESIDENT ROAD SUNBURY VIC Sold Price

3429

 4  2  2

820000 Sold Date **25-May-25**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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