

## 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 MACHINE 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

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

9 MACHINE STREET SUNBURY VIC 3429	\$682,000	28-May-25
12 VOLTAGE STREET SUNBURY VIC 3429	\$710,000	19-Feb-25
10 COMPANY AVENUE SUNBURY VIC 3429	\$720,000	04-Apr-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: 02 June 2025



**9 MACHINE STREET SUNBURY VIC 3429**

 4  2  2

Sold Price

<sup>RS</sup> **\$682,000**

Sold Date **28-May-25**

Distance **0.09km**



**12 VOLTAGE STREET SUNBURY VIC 3429**

 4  3  2

Sold Price

**\$710,000**

Sold Date **19-Feb-25**

Distance **0.86km**



**10 COMPANY AVENUE SUNBURY VIC 3429**

 4  2  -

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **04-Apr-25**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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