

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 221 - Curio Circuit, Sunbury, 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$	366,000	or range between		&	
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Median sale price

Median price	\$	349,000	Property type	Vacant Land	Suburb	Sunbury
Period - From	1/04/2025	to	30/06/2025	Source	Corelogic	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 Lot 415 - Delphi Boulevard, Sunbury, 3429	\$ 366,900	30/09/2024
2 Lot 1035 - Zoe Street, Sunbury, 3429	\$ 366,900	24/04/2024
3 Lot 1068 - Eaglehawk Street, Sunbury, 3429	\$ 364,900	1/07/2024

This Statement of Information was prepared on: 09 Oct 2025