

## 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

23 EAGLEHAWK 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

\$395,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Land

Suburb

Sunbury

Period-from

01 Dec 2024

to

30 Nov 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

Address of comparable property	Price	Date of sale
25 BOOBOOK DRIVE SUNBURY VIC 3429	\$420,000	03-Nov-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.

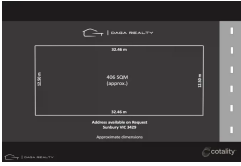
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**25 BOOBOOK DRIVE SUNBURY VIC** Sold Price  
**3429**

**\$420,000** Sold Date **03-Nov-25**



Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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