

## 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 MACHINE STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$335,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 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

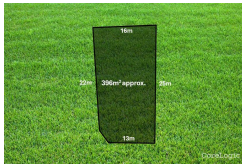
Date of sale

170 LANCEFIELD ROAD SUNBURY VIC 3429	\$340,000	27-Mar-25
LOT 1601 COMPANY AVENUE SUNBURY VIC 3429	\$325,000	19-Dec-24
LOT 1738 KEYSTONE DRIVE SUNBURY VIC 3429	\$346,000	13-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: 10 May 2025



**170 LANCEFIELD ROAD SUNBURY  
VIC 3429**

Sold Price

<sup>RS</sup>

**\$340,000**

Sold Date

**27-Mar-25**



-



-



-

Distance

**0.88km**



**LOT 1601 COMPANY AVENUE  
SUNBURY VIC 3429**

Sold Price

**\$325,000**

Sold Date

**19-Dec-24**



4



2



2

Distance

**0.76km**



**LOT 1738 KEYSTONE DRIVE  
SUNBURY VIC 3429**

Sold Price

**\$346,000**

Sold Date

**13-Mar-25**



4



2



2

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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