

## 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

25 BAROLO LOOP 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

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

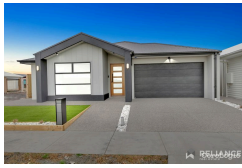
Date of sale

6 JUWEL ROAD SUNBURY VIC 3429	\$835,000	17-Feb-25
21 ALDEN STREET SUNBURY VIC 3429	\$770,000	04-Feb-25
17 SUPPER STREET SUNBURY VIC 3429	\$749,000	20-Dec-24

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: 12 June 2025



**6 JUWEL ROAD SUNBURY VIC  
3429**

4 3 -

Sold Price **\$835,000** Sold Date **17-Feb-25**

Distance **0.79km**



**21 ALDEN STREET SUNBURY VIC  
3429**

4 2 1

Sold Price **\$770,000** Sold Date **04-Feb-25**

Distance **0.75km**



**17 SUPPER STREET SUNBURY VIC  
3429**

4 2 2

Sold Price **\$749,000** Sold Date **20-Dec-24**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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