

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$789,000

&

\$829,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 22 ALDEN STREET SUNBURY VIC 3429 | \$800,000 | 29-Aug-25 |
| 4 JUWEL ROAD SUNBURY VIC 3429    | \$790,000 | 18-Dec-24 |
| 11 BOBAL STREET SUNBURY VIC 3429 | \$802,000 | 20-Jan-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: 06 October 2025



**22 ALDEN STREET SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **29-Aug-25**

 4  2  2

Distance **0.75km**



**4 JUWEL ROAD SUNBURY VIC 3429**

Sold Price

**\$790,000** Sold Date **18-Dec-24**

 4  3  2

Distance **0.8km**



**11 BOBAL STREET SUNBURY VIC 3429**

Sold Price

**\$802,000** Sold Date **20-Jan-25**

 4  3  2

Distance **0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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