

## 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

LOT 637 BRISTLECONE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$351,950

Property type

Land

Suburb

Sunbury

Period-from

01 Sep 2024

to

31 Aug 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 12 ALDEN STREET SUNBURY VIC 3429  | \$847,000 | 22-Aug-25 |
| 21 MACARA STREET SUNBURY VIC 3429 | \$755,000 | 19-Aug-25 |
| 10 MALVAR WAY SUNBURY VIC 3429    | \$735,000 | 25-Jul-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 September 2025

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**12 ALDEN STREET SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$847,000**

Sold Date

**22-Aug-25**

 4  3  2

Distance

**3.05km**



**21 MACARA STREET SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$755,000**

Sold Date

**19-Aug-25**

 4  2  2

Distance

**4.76km**



**10 MALVAR WAY SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date

**25-Jul-25**

 4  2  2

Distance

**2.84km**



**5 MECHANICAL ROAD SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$765,000**

Sold Date

**30-Jun-25**

 4  2  -

Distance

**4.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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