

## 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

26 TATARIAN ROAD 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

\$725,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 21 NIRA DRIVE SUNBURY VIC 3429      | \$750,000 | 21-May-25 |
| 9 TOURIGA CIRCUIT SUNBURY VIC 3429  | \$729,000 | 21-May-25 |
| 14 KENNEDIA STREET SUNBURY VIC 3429 | \$760,000 | 10-Oct-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: 09 October 2025



**21 NIRA DRIVE SUNBURY VIC 3429** Sold Price **\$750,000** Sold Date **21-May-25**

 4  2  2

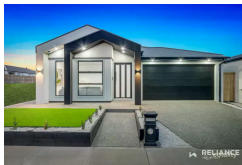
Distance **1.39km**



**9 TOURIGA CIRCUIT SUNBURY VIC 3429** Sold Price **\$729,000** Sold Date **21-May-25**

 4  2  2

Distance **2.4km**



**14 KENNEDIA STREET SUNBURY VIC 3429** Sold Price **\$760,000** Sold Date **10-Oct-24**

 4  3  -

Distance **0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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