

## 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

27 STRATHEARN DRIVE 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2024

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 16 GLENAUBURN COURT SUNBURY VIC 3429 | \$735,000 | 04-Mar-25 |
| 39 LISTER CRESCENT SUNBURY VIC 3429  | \$700,000 | 01-May-25 |
| 5 FULLBROOK DRIVE SUNBURY VIC 3429   | \$725,000 | 01-Aug-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: 19 August 2025



**16 GLENAUBURN COURT SUNBURY** Sold Price  
**VIC 3429**

**\$735,000** Sold Date **04-Mar-25**

3 2 2

Distance **0.09km**



**39 LISTER CRESCENT SUNBURY**  
**VIC 3429**

Sold Price

**\$700,000** Sold Date **01-May-25**

3 2 2

Distance **0.47km**



**5 FULLBROOK DRIVE SUNBURY**  
**VIC 3429**

Sold Price

<sup>RS</sup> **\$725,000** Sold Date **01-Aug-25**

3 2 2

Distance **0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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