

## 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

29 PADDOCK CIRCUIT 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

\$690,000

&

\$730,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 62 BUSHRANGER DRIVE SUNBURY VIC 3429 | \$690,000 | 10-Jun-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: 15 August 2025



**62 BUSHRANGER DRIVE SUNBURY  
VIC 3429**

Sold Price  
**\$690,000**

Sold Date  
**10-Jun-25**

 4  2  2

Distance  
**0.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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