

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

3/10-12 HORNE STREET SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$415,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,750

Property type

Unit

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

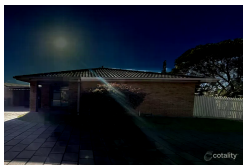
Date of sale

2/40-42 HORNE STREET SUNBURY VIC 3429	\$437,500	01-May-25
2/63 PASLEY STREET SUNBURY VIC 3429	\$435,000	23-May-25
2/44 LIGAR STREET SUNBURY VIC 3429	\$447,500	17-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: 09 October 2025



2/40-42 HORNE STREET SUNBURY VIC 3429 Sold Price **\$437,500** Sold Date **01-May-25**
Distance **0.33km**

2 1 1



2/63 PASLEY STREET SUNBURY VIC 3429 Sold Price **\$435,000** Sold Date **23-May-25**
Distance **0.6km**

2 1 2



2/44 LIGAR STREET SUNBURY VIC 3429 Sold Price **\$447,500** Sold Date **17-Jun-25**
Distance **0.46km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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