

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

3/61-63 LIGAR 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

5/61-63 LIGAR STREET SUNBURY VIC 3429	\$462,000	03-May-25
2/44 LIGAR STREET SUNBURY VIC 3429	\$447,500	17-Jun-25
2/40-42 HORNE STREET SUNBURY VIC 3429	\$437,500	01-May-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: 18 August 2025



5/61-63 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$462,000

Sold Date

03-May-25

 2

 1

 1

Distance

0km



2/44 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$447,500

Sold Date

17-Jun-25

 2

 1

 1

Distance

0.2km



2/40-42 HORNE STREET SUNBURY VIC 3429

Sold Price

\$437,500

Sold Date

01-May-25

 2

 1

 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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