

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

3/8 PADS WAY 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

\$500,000

&

\$550,000

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

1/129 CALDER HIGHWAY DIGGERS REST VIC 3427	\$540,000	24-Jul-25
4/15 MARL CLOSE SUNBURY VIC 3429	\$545,000	09-Dec-24
1/32 REGHON DRIVE SUNBURY VIC 3429	\$547,000	25-Jan-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: 25 August 2025



1/129 CALDER HIGHWAY DIGGERS REST VIC 3427 Sold Price ^{RS} **\$540,000** Sold Date **24-Jul-25**
Distance **2.36km**

3 2 1



4/15 MARL CLOSE SUNBURY VIC 3429 Sold Price **\$545,000** Sold Date **09-Dec-24**
Distance **0.79km**

3 2 1



1/32 REGHON DRIVE SUNBURY VIC 3429 Sold Price **\$547,000** Sold Date **25-Jan-25**
Distance **1.86km**

3 2 1



1/32-34 CHARTER ROAD EAST SUNBURY VIC 3429 Sold Price **\$530,000** Sold Date **20-Dec-24**
Distance **1.97km**

3 2 1



7 BOLT PLACE SUNBURY VIC 3429 Sold Price **\$590,000** Sold Date **09-Feb-25**
Distance **2.06km**

3 2 2

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

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