

## 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 MCGEORGE COURT 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2025

to

30 Jun 2026

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

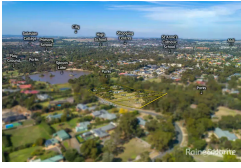
Date of sale

41 SPAVIN DRIVE SUNBURY VIC 3429	\$750,000	18-Jun-26
92 MCKELL AVENUE SUNBURY VIC 3429	\$738,000	16-Feb-26

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: 06 July 2026



**41 SPAVIN DRIVE SUNBURY VIC  
3429**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**18-Jun-26**

 -  -  -

Distance

**2.36km**



**92 MCKELL AVENUE SUNBURY VIC  
3429**

Sold Price

**\$738,000**

Sold Date

**16-Feb-26**

 3  1  1

Distance

**2.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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