

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 RUNNEL 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Sunbury

Period-from

01 Dec 2024

to

30 Nov 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

18 VILANA DRIVE SUNBURY VIC 3429	\$310,000	03-Apr-25
30 SABRO STREET SUNBURY VIC 3429	\$324,000	17-Jun-24
45 TANNINBRAE DRIVE SUNBURY VIC 3429	\$330,000	27-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: 02 December 2025



18 VILANA DRIVE SUNBURY VIC 3429

Sold Price

\$310,000

Sold Date

03-Apr-25

 3  2  1

Distance

0.61km



30 SABRO STREET SUNBURY VIC 3429

Sold Price

\$324,000

Sold Date

17-Jun-24

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Distance

0.63km



45 TANNINBRAE DRIVE SUNBURY VIC 3429

Sold Price

\$330,000

Sold Date

27-May-25

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Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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