

## 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

31 FLINDERS STREET 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

\$630,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Sunbury

Period-from

01 Apr 2025

to

31 Mar 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

1 PLANTE COURT SUNBURY VIC 3429	\$681,000	26-Jul-25
18 FRASER COURT SUNBURY VIC 3429	\$630,000	21-Nov-24
14 FRASER COURT SUNBURY VIC 3429	\$650,000	11-Feb-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: 28 April 2026



**1 PLANTE COURT SUNBURY VIC  
3429**

3 2 2

Sold Price **\$681,000** Sold Date **26-Jul-25**

Distance **0.2km**



**18 FRASER COURT SUNBURY VIC  
3429**

3 2 2

Sold Price **\$630,000** Sold Date **21-Nov-24**

Distance **0.27km**



**14 FRASER COURT SUNBURY VIC  
3429**

3 2 2

Sold Price **\$650,000** Sold Date **11-Feb-25**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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