

## 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 SASSAFRAS DRIVE 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 14 TREEFERN DRIVE SUNBURY VIC 3429   | -         | 15-Feb-25 |
| 34 PAPERBARK AVENUE SUNBURY VIC 3429 | \$840,000 | 20-Mar-25 |
| 3 OCHRE PLACE SUNBURY VIC 3429       | \$985,000 | 20-Mar-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: 08 August 2025



**14 TREEFERN DRIVE SUNBURY VIC 3429** Sold Price

- Sold Date **15-Feb-25**

 4  2  2

Distance **0.05km**



**34 PAPERBARK AVENUE SUNBURY VIC 3429** Sold Price

**\$840,000** Sold Date **20-Mar-25**

 4  2  2

Distance **0.18km**



**3 OCHRE PLACE SUNBURY VIC 3429** Sold Price

**\$985,000** Sold Date **20-Mar-25**

 5  2  2

Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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