

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

32 VANGEL ROAD 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 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

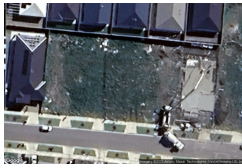
Date of sale

9 MACARA STREET SUNBURY VIC 3429	\$370,000	11-Aug-25
40 MAVRA ROAD SUNBURY VIC 3429	\$389,900	30-May-25
17 MITOS STREET SUNBURY VIC 3429	\$390,000	25-Jul-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: 09 October 2025



9 MACARA STREET SUNBURY VIC 3429

 4  2  -

Sold Price

\$370,000

Sold Date

11-Aug-25

Distance

4.06km



40 MAVRA ROAD SUNBURY VIC 3429

 -  -  -

Sold Price

\$389,900

Sold Date

30-May-25

Distance

0.77km



17 MITOS STREET SUNBURY VIC 3429

 -  -  -

Sold Price

\$390,000

Sold Date

25-Jul-25

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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