

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	349 Elizabeth Drive, Sunbury, VIC 3429
Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$710,000	&	\$760,000
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Median sale price

Median price	\$677,500	Property Type	House	Suburb	Sunbury (3429)
Period - From	01/06/2024	to	31/05/2025	Source	RP Data

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 SCULLIN COURT, SUNBURY VIC 3429	\$730,000	04/04/2025
3 LOUIS WAY, SUNBURY VIC 3429	\$750,000	17/04/2025
39 LISTER CRESCENT, SUNBURY VIC 3429	\$700,000	01/05/2025

This Statement of Information was prepared on: 25/06/2025