

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

4 DUNROSSIL DRIVE 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

\$765,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|--------------------------------------|-----------|-----------|
| 50 MCEWEN DRIVE SUNBURY VIC 3429 | \$805,000 | 14-Mar-25 |
| 3 LOUIS WAY SUNBURY VIC 3429 | \$750,000 | 17-Mar-25 |
| 249 ELIZABETH DRIVE SUNBURY VIC 3429 | \$800,000 | 05-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: 01 July 2025



50 MCEWEN DRIVE SUNBURY VIC 3429

Sold Price

\$805,000

Sold Date

14-Mar-25



4



2



2

Distance

0.31km



3 LOUIS WAY SUNBURY VIC 3429

Sold Price

\$750,000

Sold Date

17-Mar-25



3



2



2

Distance

0.44km



249 ELIZABETH DRIVE SUNBURY VIC 3429

Sold Price

\$800,000

Sold Date

05-Mar-25



4



2



3

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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