

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 OSWIN COURT 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

\$749,950

or range
between

&

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

37 BALMORAL CIRCUIT SUNBURY VIC 3429	750000	08-Apr-25
5 BOWEN COURT SUNBURY VIC 3429	753000	23-Feb-25
16 DALKEITH COURT SUNBURY VIC 3429	800000	27-May-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: 12 August 2025



37 BALMORAL CIRCUIT SUNBURY VIC 3429

 3  2  2

Sold Price

750000

Sold Date **08-Apr-25**

Distance **1.16km**



5 BOWEN COURT SUNBURY VIC 3429

 4  2  2

Sold Price

753000

Sold Date **23-Feb-25**

Distance **1.17km**



16 DALKEITH COURT SUNBURY VIC 3429

 4  2  2

Sold Price

800000

Sold Date **27-May-25**

Distance **0.93km**



33 BECKVIEW CRESCENT SUNBURY VIC 3429

 4  2  2

Sold Price

^{RS} **750000**

Sold Date **08-Jul-25**

Distance **0.83km**

7 AMITY PLACE SUNBURY VIC 3429

 4  2  2

Sold Price

^{RS} **757000**

Sold Date **28-Mar-25**

Distance **0.97km**

79 ALDRIDGE DRIVE SUNBURY VIC 3429

 4  2  2

Sold Price

750000

Sold Date **31-Mar-25**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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