

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 THE STRAND 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

\$1,345,000

&

\$1,435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2024

to

30 Nov 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

8 STRATFORD CLOSE SUNBURY VIC 3429	\$1,450,000	27-Oct-25
5 WHITECHAPEL WAY SUNBURY VIC 3429	-	25-Sep-25
3 NOTTINGHILL RISE SUNBURY VIC 3429	\$1,360,000	18-Sep-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: 10 December 2025



8 STRATFORD CLOSE SUNBURY VIC 3429

4 2 6

Sold Price ^{RS} **\$1,450,000** Sold Date **27-Oct-25**

Distance **0.44km**



5 WHITECHAPEL WAY SUNBURY VIC 3429

4 2 4

Sold Price ^{RS UN} **\$1,450,000** Sold Date **25-Sep-25**

Distance **0.37km**



3 NOTTINGHILL RISE SUNBURY VIC 3429

5 2 3

Sold Price **\$1,360,000** Sold Date **18-Sep-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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