

## 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

44 MELBA AVENUE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2025

to

31 Dec 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 BARADINE COURT SUNBURY VIC 3429	\$740,000	13-Nov-25
49 OLIVE GROVE SUNBURY VIC 3429	\$743,500	19-Sep-25
6 DYSON DRIVE SUNBURY VIC 3429	\$815,000	07-Aug-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: 15 January 2026






**8 BARADINE COURT SUNBURY VIC** Sold Price **\$740,000** Sold Date **13-Nov-25**  
**3429**  
 3  2  2  
 Distance **0.36km**



**49 OLIVE GROVE SUNBURY VIC** Sold Price **\$743,500** Sold Date **19-Sep-25**  
**3429**  
 3  2  2  
 Distance **0.46km**



**6 DYSON DRIVE SUNBURY VIC** Sold Price **\$815,000** Sold Date **07-Aug-25**  
**3429**  
 3  2  2  
 Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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