

## 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

47 BALMORAL CIRCUIT 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 11 BRETT COURT SUNBURY VIC 3429      | \$787,000 | 09-Jul-25 |
| 27 STRATHEARN DRIVE SUNBURY VIC 3429 | \$750,000 | 29-Aug-25 |
| 39 LISTER CRESCENT SUNBURY VIC 3429  | \$700,000 | 01-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: 24 October 2025



**11 BRETT COURT SUNBURY VIC 3429**

Sold Price

**\$787,000**

Sold Date

**09-Jul-25**



4



2



2

Distance

**0.4km**



**27 STRATHEARN DRIVE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**29-Aug-25**



3



2



4

Distance

**0.51km**



**39 LISTER CRESCENT SUNBURY VIC 3429**

Sold Price

**\$700,000**

Sold Date

**01-May-25**



3



2



2

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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