

## 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

5 KRISTEN ROAD SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$735,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

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

7 EAGLEHAWK STREET SUNBURY VIC 3429	\$875,000	24-Feb-24
33 FLYCATCHER ROAD SUNBURY VIC 3429	\$715,000	29-Jan-25
28 LORY CIRCUIT SUNBURY VIC 3429	\$800,000	28-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: 17 July 2025



## 7 EAGLEHAWK STREET SUNBURY VIC 3429

Sold Price

**\$875,000**

Sold Date

**24-Feb-24**



4



2



2

Distance

**0km**



## 33 FLYCATCHER ROAD SUNBURY VIC 3429

Sold Price

**\$715,000**

Sold Date

**29-Jan-25**



4



2



2

Distance

**0km**



## 28 LORY CIRCUIT SUNBURY VIC 3429

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**28-May-25**



4



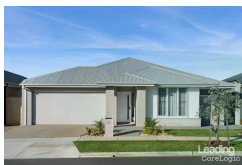
2



2

Distance

**0km**



## 21 NIRA DRIVE SUNBURY VIC 3429

Sold Price

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

Sold Date

**02-Jun-25**



4



2



2

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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