

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 MACARA STREET 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

\$785,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 2026

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

6 SHERYL STREET SUNBURY VIC 3429	\$820,000	26-May-26
40 LOLLIPOP CRESCENT SUNBURY VIC 3429	\$823,000	04-May-26
21 MIGHTY ROAD SUNBURY VIC 3429	\$830,000	24-Feb-26

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: 05 August 2026



6 SHERYL STREET SUNBURY VIC 3429

 4  2  2

Sold Price

\$820,000

Sold Date **26-May-26**

Distance

0.3km



40 LOLLIPOP CRESCENT SUNBURY VIC 3429

 4  2  2

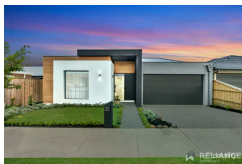
Sold Price

\$823,000

Sold Date **04-May-26**

Distance

0.12km



21 MIGHTY ROAD SUNBURY VIC 3429

 4  2  2

Sold Price

\$830,000

Sold Date **24-Feb-26**

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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