

## 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 NIRA DRIVE 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

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2024

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 61 SACRED DRIVE SUNBURY VIC 3429  | \$960,000 | 11-Apr-25 |
| 12 SACRED DRIVE SUNBURY VIC 3429  | \$935,000 | 28-Mar-25 |
| 19 WANDERER ROAD SUNBURY VIC 3429 | \$950,000 | 08-Mar-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: 27 August 2025



**61 SACRED DRIVE SUNBURY VIC 3429**

Sold Price

**\$960,000**

Sold Date

**11-Apr-25**

 4  2  2

Distance

**0km**



**12 SACRED DRIVE SUNBURY VIC 3429**

Sold Price

**\$935,000**

Sold Date

**28-Mar-25**

 4  3  2

Distance

**0km**



**19 WANDERER ROAD SUNBURY VIC 3429**

Sold Price

**\$950,000**

Sold Date

**08-Mar-25**

 4  2  2

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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