

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	56 Westminster Grove, Sunbury, VIC 3429
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$672,000	Property Type	House	Suburb	Sunbury (3429)
Period - From	01/04/2024	to	31/03/2025	Source	RP Data

Comparable property sales

A                    These are the three properties sold within two kilometres of the property for sale in the last six 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 EARLINGTON CRESCENT, SUNBURY VIC 3429	\$1,100,000	08/02/2025
3 WELLINGTON MEWS, SUNBURY VIC 3429	\$1,700,000	31/01/2025
11 THE AVENUE, SUNBURY VIC 3429	\$1,089,000	09/12/2024

This Statement of Information was prepared on: 16/04/2025