

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

6/40-42 HORNE 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Nov 2024

to

31 Oct 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

1/17 TIMINS STREET SUNBURY VIC 3429	\$500,000	06-Sep-25
2/45 LIGAR STREET SUNBURY VIC 3429	\$495,000	31-Mar-25
1/33-35 LIGAR STREET SUNBURY VIC 3429	\$488,000	22-Jul-24

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 November 2025



1/17 TIMINS STREET SUNBURY VIC 3429

Sold Price

\$500,000

Sold Date

06-Sep-25

 2

 1

 1

Distance

0.75km



2/45 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$495,000

Sold Date

31-Mar-25

 2

 1

 1

Distance

0.18km



1/33-35 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$488,000

Sold Date

22-Jul-24

 2

 1

 1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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