

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 DYSON DRIVE 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

\$770,000

&

\$820,000

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

9 DYSON DRIVE SUNBURY VIC 3429	\$785,000	20-Jun-25
14 DYSON DRIVE SUNBURY VIC 3429	\$860,000	25-Jan-25
6 HARCOURT CLOSE SUNBURY VIC 3429	\$745,000	21-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

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9 DYSON DRIVE SUNBURY VIC 3429

Sold Price

^{RS}
\$785,000

Sold Date

20-Jun-25


4



2



3

Distance

0.06km

14 DYSON DRIVE SUNBURY VIC 3429

Sold Price

\$860,000

Sold Date

25-Jan-25


4



2



2

Distance

0.07km

6 HARCOURT CLOSE SUNBURY VIC 3429

Sold Price

^{RS}
\$745,000

Sold Date

21-May-25


4



2



1

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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