

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 LA PEROUSE CLOSE 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 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

8 BALLIOL COMMON SUNBURY VIC 3429	\$605,000	01-Mar-25
36 SORBONNE DRIVE SUNBURY VIC 3429	\$585,000	05-Mar-25
5 CLYDE COURT SUNBURY VIC 3429	\$548,000	01-Feb-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: 13 May 2025


**8 BALLIOL COMMON SUNBURY
VIC 3429**

3 1 3

 Sold Price **\$605,000** Sold Date **01-Mar-25**

 Distance **0.45km**

**36 SORBONNE DRIVE SUNBURY
VIC 3429**

3 1 -

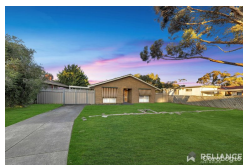
 Sold Price **\$585,000** Sold Date **05-Mar-25**

 Distance **0.85km**

**5 CLYDE COURT SUNBURY VIC
3429**

3 1 1

 Sold Price **\$548,000** Sold Date **01-Feb-25**

 Distance **0.95km**

**2 ROSAPENNA CLOSE SUNBURY
VIC 3429**

3 1 -

 Sold Price **\$537,000** Sold Date **19-Dec-24**

 Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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