

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 YALE COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

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

9 BRIARWOOD COURT SUNBURY VIC 3429	\$620,000	26-Sep-25
5 BALLIOL COMMON SUNBURY VIC 3429	\$645,000	06-Jun-25
1 ETON CLOSE SUNBURY VIC 3429	\$617,500	20-Sep-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: 14 November 2025



**9 BRIARWOOD COURT SUNBURY
VIC 3429**

 3  2  2

Sold Price

\$620,000

Sold Date

26-Sep-25

Distance

0.12km



**5 BALLIOL COMMON SUNBURY
VIC 3429**

 4  2  2

Sold Price

\$645,000

Sold Date

06-Jun-25

Distance

0.21km



1 ETON CLOSE SUNBURY VIC 3429

 3  2  2

Sold Price

\$617,500

Sold Date

20-Sep-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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