

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

7 BINDWEED 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 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

6 SORREL CIRCUIT SUNBURY VIC 3429	\$661,000	25-Jun-25
22 SORREL CIRCUIT SUNBURY VIC 3429	\$640,000	21-Jun-25
10 FRAGRANT STREET SUNBURY VIC 3429	\$691,000	20-Nov-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: 20 October 2025



6 SORREL CIRCUIT SUNBURY VIC 3429

Sold Price

\$661,000

Sold Date

25-Jun-25

 2

 2

 2

Distance

0.71km



22 SORREL CIRCUIT SUNBURY VIC 3429

Sold Price

\$640,000

Sold Date

21-Jun-25

 3

 2

 2

Distance

0.69km



10 FRAGRANT STREET SUNBURY VIC 3429

Sold Price

\$691,000

Sold Date

20-Nov-24

 4

 2

 2

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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