

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 TASMAN 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

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

3 LIGHT COURT SUNBURY VIC 3429	\$610,000	28-Apr-24
21 OXLEY STREET SUNBURY VIC 3429	\$580,000	10-Jul-24
18 DEAKIN STREET SUNBURY VIC 3429	\$587,000	30-Aug-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: 06 October 2025



3 LIGHT COURT SUNBURY VIC 3429

3 2 4

Sold Price

\$610,000

Sold Date

28-Apr-24

Distance

0.14km



21 OXLEY STREET SUNBURY VIC 3429

3 2 2

Sold Price

\$580,000

Sold Date

10-Jul-24

Distance

0.18km



18 DEAKIN STREET SUNBURY VIC 3429

3 2 2

Sold Price

\$587,000

Sold Date

30-Aug-24

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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