Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODEIIA	Ullelea	101	Sale

Address Including suburb and postcode	70 MCEWEN DRIVE SUNBURY VIC 3429						
Indicative selling price	a acc concumer vi	2 201/ 211	ulundora vot	ina /*[Poloto oinglo prio	or rango a	o applicable)
For the meaning of this price	e see consumer.vic	o.gov.au	i/underquoi	ing ("L	Delete single price	e or range a	s applicable)
Single Price			or rang betwe	_	\$690,000	&	\$750,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$670,000	Prop	erty type		House	Suburb	Sunbury
Period-from	01 Nov 2024	to	31 Oct 2	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
67 MCEWEN DRIVE SUNBURY VIC 3429	\$745,000	13-Oct-25
10 CURTIN DRIVE SUNBURY VIC 3429	\$735,000	21-Oct-25
20 DUNROSSIL DRIVE SUNBURY VIC 3429	\$740,000	05-Nov-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





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67 MCEWEN DRIVE SUNBURY VIC Sold Price 3429

*** **\$745,000** Sold Date **13-Oct-25**

Distance

0.07km



10 CURTIN DRIVE SUNBURY VIC 3429

Sold Price

^{RS}\$735,000 Sold Date **21-Oct-25**

Distance

0.53km



20 DUNROSSIL DRIVE SUNBURY VIC 3429

Sold Price

RS **\$740,000** Sold Date **05-Nov-25**

Distance

0.64km

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RS = Recent sale

UN = Undisclosed Sale

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