

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

8 BALLIOL COMMON 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2025

to

30 Jun 2026

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

4 GLENEAGLES DRIVE SUNBURY VIC 3429	\$661,500	28-Feb-26
41 MUIRFIELD DRIVE SUNBURY VIC 3429	\$675,000	19-Mar-26
68 JACKSON STREET SUNBURY VIC 3429	\$706,000	02-May-26

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: 07 July 2026



**4 GLENEAGLES DRIVE SUNBURY
VIC 3429**

 3  1  1

Sold Price **\$661,500** Sold Date **28-Feb-26**

Distance **0.67km**

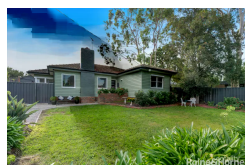


**41 MUIRFIELD DRIVE SUNBURY VIC
3429**

 3  1  2

Sold Price **\$675,000** Sold Date **19-Mar-26**

Distance **1.19km**



**68 JACKSON STREET SUNBURY
VIC 3429**

 3  1  2

Sold Price **\$706,000** Sold Date **02-May-26**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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