

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 CADELL 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2024

to

31 Jul 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

5 GREGORY COURT SUNBURY VIC 3429	\$635,000	05-Aug-25
20 OXLEY STREET SUNBURY VIC 3429	\$615,000	21-May-25
3 TASMAN COURT SUNBURY VIC 3429	\$655,000	30-May-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: 06 August 2025



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5 GREGORY COURT SUNBURY VIC 3429

Sold Price

^{RS}

\$635,000

Sold Date

05-Aug-25

3

2

2

Distance

0.25km



20 OXLEY STREET SUNBURY VIC 3429

Sold Price

\$615,000

Sold Date

21-May-25

3

1

1

Distance

0.54km



3 TASMAN COURT SUNBURY VIC 3429

Sold Price

\$655,000

Sold Date

30-May-25

4

2

2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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