

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

81 HARKER 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

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

66 BROOK STREET SUNBURY VIC 3429	730000	29-Jul-25
32 HARKER STREET SUNBURY VIC 3429	705000	07-Jun-25
18 JACKSON STREET SUNBURY VIC 3429	749000	12-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: 12 August 2025



66 BROOK STREET SUNBURY VIC
3429

Sold Price

^{RS} 730000 ^{UN}

Sold Date 29-Jul-25

3 2 2

Distance 0.48km



32 HARKER STREET SUNBURY VIC
3429

Sold Price

^{RS} 705000

Sold Date 07-Jun-25

4 2 2

Distance 0.54km



18 JACKSON STREET SUNBURY
VIC 3429

Sold Price

749000

Sold Date 12-May-25

3 1 1

Distance 0.79km

RS = Recent sale

UN = Undisclosed Sale

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