

## 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

89 BARRINGTON LANE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$675,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 26 ARCHER AVENUE SUNBURY VIC 3429   | \$645,000 | 22-Jul-25 |
| 194 MITCHELLS LANE SUNBURY VIC 3429 | \$626,000 | 12-Feb-25 |
| 26 REGHON DRIVE SUNBURY VIC 3429    | \$670,000 | 14-Apr-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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**26 ARCHER AVENUE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**22-Jul-25**

 3

 1

 1

Distance

**0.47km**



**194 MITCHELLS LANE SUNBURY VIC 3429**

Sold Price

**\$626,000**

Sold Date

**12-Feb-25**

 3

 2

 4

Distance

**0.74km**



**26 REGHON DRIVE SUNBURY VIC 3429**

Sold Price

**\$670,000**

Sold Date

**14-Apr-25**

 3

 2

 2

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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