

## 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

9 MCLEAN COURT SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$735,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunbury

Period-from

01 Oct 2024

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 11 BRADMAN DRIVE SUNBURY VIC 3429   | \$795,000 | 15-Apr-25 |
| 41 SAXONWOOD DRIVE SUNBURY VIC 3429 | \$790,000 | 25-Sep-25 |
| 11 BRETT COURT SUNBURY VIC 3429     | \$787,000 | 09-Jul-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: 08 October 2025



**11 BRADMAN DRIVE SUNBURY VIC 3429**

Sold Price

**\$795,000**

Sold Date

**15-Apr-25**



4



2



2

Distance

**3.81km**



**41 SAXONWOOD DRIVE SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date

**25-Sep-25**



4



2



2

Distance

**2.01km**



**11 BRETT COURT SUNBURY VIC 3429**

Sold Price

**\$787,000**

Sold Date

**09-Jul-25**



4



2



2

Distance

**1.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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