

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 SOLOMON 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

\$690,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunbury

Period-from

01 Dec 2024

to

30 Nov 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

4 OFFICER COURT SUNBURY VIC 3429	\$730,550	05-Nov-25
47 BALMORAL CIRCUIT SUNBURY VIC 3429	\$750,000	05-Nov-25
67 MCEWEN DRIVE SUNBURY VIC 3429	\$745,000	13-Oct-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: 10 December 2025



4 OFFICER COURT SUNBURY VIC 3429

Sold Price

^{RS}

\$730,550

Sold Date

05-Nov-25

3

2

-

Distance

0.25km



47 BALMORAL CIRCUIT SUNBURY VIC 3429

Sold Price

^{RS}

\$750,000

Sold Date

05-Nov-25

3

2

2

Distance

0.81km



67 MCEWEN DRIVE SUNBURY VIC 3429

Sold Price

^{RS}

\$745,000

Sold Date

13-Oct-25

4

2

3

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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