## 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

92 LOLLIPOP CRESCENT 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	\$580,000	&	\$620,000
Single i nce	between	φ300,000	α	\$020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$670,000	Prope	rty type Other		Suburb	Sunbury	
Period-from	01 Nov 2024	to	31 Oct 2	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
43 BALLET CRESCENT SUNBURY VIC 3429	\$649,500	30-Sep-25
14 JAMAICAN ROAD SUNBURY VIC 3429	\$592,000	11-Jul-25
70 BALLET CRESCENT SUNBURY VIC 3429	\$655,000	21-Jun-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: 19 November 2025





Adam Sacco P (03) 9744 2244 M 0409 033 644

E adam.sacco@leadingrealestate.com.au



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Sold Price **43 BALLET CRESCENT SUNBURY** VIC 3429

RS \$649,500 Sold Date 30-Sep-25

Distance

0.43km



14 JAMAICAN ROAD SUNBURY VIC Sold Price 3429

\$ 2

\$592,000 Sold Date

11-Jul-25

Distance

0.41km



70 BALLET CRESCENT SUNBURY Sold Price VIC 3429

**\$655,000** Sold Date **21-Jun-25** 

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₾ 2

Distance

0.43km

**RS** = Recent sale UN = Undisclosed Sale

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