

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1663 - Tomahawk Drive, Sunbury, 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ 459,900

or range between

&

### Median sale price

Median price \$ 371,000

Property type Vacant Land

Suburb Sunbury

Period - From 1/01/2025

to

31/03/2025

Source Oliver Hume

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 Lot 1626 - Kindred Circuit, Sunbury, 3429	\$ 450,900	11/04/2024
2 Lot 632 - Speckle Circuit, Sunbury, 3429	\$ 443,900	28/07/2024
3 Lot 625 - Speckle Circuit, Sunbury, 3429	\$ 424,900	12/05/2024

This Statement of Information was prepared on:

03 Jul 2025