

## 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 214 - Curio Circuit, 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	\$	395,900	or range between		&	
--------------	----	---------	------------------	--	---	--

### Median sale price

Median price	\$	349,000	Property type	Vacant Land	Suburb	Sunbury
Period - From	1/04/2025	to	30/06/2025	Source	Corelogic	

### 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 2112 - Boobook Drive, Sunbury, 3429	\$ 395,900	1/05/2024
2 Lot 533 - Feather Avenue, Sunbury, 3429	\$ 393,900	18/06/2024
3 Lot 2113 - Boobook Drive, Sunbury, 3429	\$ 386,900	8/08/2024

This Statement of Information was prepared on: 09 Oct 2025