

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

17 MECHANICAL ROAD 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

\$597,480

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Sunbury

Period-from

01 Jan 2025

to

31 Dec 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

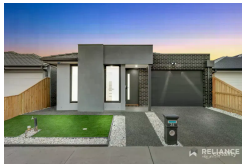
Date of sale

36 MIGHTY ROAD SUNBURY VIC 3429	\$658,000	29-Apr-25
21 RENEE STREET SUNBURY VIC 3429	\$685,000	27-Feb-25
34 MIGHTY ROAD SUNBURY VIC 3429	\$690,000	26-Aug-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: 07 January 2026


**36 MIGHTY ROAD SUNBURY VIC
3429**
 4  3  -

Sold Price

\$658,000

Sold Date

29-Apr-25

Distance

0.13km

**21 RENEE STREET SUNBURY VIC
3429**
 4  2  2

Sold Price

\$685,000

Sold Date

27-Feb-25

Distance

0.07km

**34 MIGHTY ROAD SUNBURY VIC
3429**
 4  2  2

Sold Price

\$690,000

Sold Date

26-Aug-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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