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	1 DOUTNEY 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Sunbury
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
51 FULLBROOK DRIVE SUNBURY VIC 3429	$820,000	22-Mar-24
5 STRACHEN COURT SUNBURY VIC 3429	$830,000	12-Feb-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: 03 June 2025

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51 FULLBROOK DRIVE SUNBURY VIC 3429

3 3 2

Sold Price **$820,000** Sold Date **22-Mar-24**

Distance **0.14km**

5 STRACHEN COURT SUNBURY VIC 3429

3 2 2

Sold Price **$830,000** Sold Date **12-Feb-25**

Distance **0.35km**

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

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