

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

1/219 GAP 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 2026

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

3 BLAXLAND DRIVE SUNBURY VIC 3429	\$650,000	13-Mar-26
3A BONNOR STREET SUNBURY VIC 3429	\$592,500	05-Mar-26
12 KOKODA DRIVE SUNBURY VIC 3429	\$640,000	24-Apr-26

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: 10 August 2026



3 BLAXLAND DRIVE SUNBURY VIC 3429 Sold Price **\$650,000** Sold Date **13-Mar-26**
Distance **1.45km**

 3  2  2



3A BONNOR STREET SUNBURY VIC 3429 Sold Price **\$592,500** Sold Date **05-Mar-26**
Distance **2.11km**

 3  2  1



12 KOKODA DRIVE SUNBURY VIC 3429 Sold Price **\$640,000** Sold Date **24-Apr-26**
Distance **1.14km**

 3  2  1

RS = Recent sale UN = Undisclosed Sale

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