

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 ARDCLONEY DRIVE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2025

to

30 Jun 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

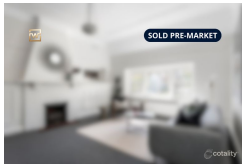
Date of sale

85 YELLOW GUM BOULEVARD SUNBURY VIC 3429	\$1,171,000	21-May-25
21 GRAPEVIEW GROVE SUNBURY VIC 3429	\$1,100,000	15-May-25
36 YELLOW GUM BOULEVARD SUNBURY VIC 3429	\$1,180,000	17-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: 21 July 2026



85 YELLOW GUM BOULEVARD SUNBURY VIC 3429

 5  3  4

Sold Price

\$1,171,000

Sold Date

21-May-25

Distance

0.65km



21 GRAPEVIEW GROVE SUNBURY VIC 3429

 4  2  2

Sold Price

\$1,100,000

Sold Date

15-May-25

Distance

1.11km



36 YELLOW GUM BOULEVARD SUNBURY VIC 3429

 3  2  2

Sold Price

\$1,180,000

Sold Date

17-Feb-25

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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