

## 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 BUVELOT PLACE SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2024

to

30 Apr 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 31 HARCOT DRIVE SUNBURY VIC 3429    | \$600,000 | 26-Feb-25 |
| 10 FLINDERS STREET SUNBURY VIC 3429 | \$590,000 | 27-May-25 |
| 152 GAP ROAD SUNBURY VIC 3429       | \$590,000 | 21-Dec-24 |

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: 29 May 2025



**31 HARCMBE DRIVE SUNBURY  
VIC 3429**

3 1 3

Sold Price

**\$600,000**

Sold Date **26-Feb-25**

Distance

**2km**



**10 FLINDERS STREET SUNBURY  
VIC 3429**

3 1 1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **27-May-25**

Distance

**1.21km**



**152 GAP ROAD SUNBURY VIC 3429**

3 1 1

Sold Price

**\$590,000**

Sold Date **21-Dec-24**

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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