

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 TROON 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Sep 2025

to

31 Aug 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

1 CARNOUSTIE DRIVE SUNBURY VIC 3429	\$640,000	19-Jul-26
7 CARNARVON COURT SUNBURY VIC 3429	\$608,000	05-May-26
18 FIRESTONE COURT SUNBURY VIC 3429	\$570,000	24-Jun-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: 01 September 2026



**1 CARNOUSTIE DRIVE SUNBURY
VIC 3429**

 3  1  -

Sold Price **\$640,000** Sold Date **19-Jul-26**

Distance **0.41km**



**7 CARNARVON COURT SUNBURY
VIC 3429**

 4  1  2

Sold Price **\$608,000** Sold Date **05-May-26**

Distance **0.41km**



**18 FIRESTONE COURT SUNBURY
VIC 3429**

 3  1  -

Sold Price **\$570,000** Sold Date **24-Jun-26**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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