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<br>Including suburb and postcode | 12 KOORA 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 | $769,000 | & | $799,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $370,000 | Property type | Land | 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 |
|---|---|---|
| 8 YABBY AVENUE SUNBURY VIC 3429 | $770,000 | 22-Apr-26 |
| 32 DAVENPORT DRIVE SUNBURY VIC 3429 | $780,000 | 15-Sep-26 |
| 11 BURGE DRIVE SUNBURY VIC 3429 | $790,000 | 19-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: 24 September 2026

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**8 YABBY AVENUE SUNBURY VIC 3429**

4 2 2

Sold Price **$770,000** Sold Date **22-Apr-26**

Distance **1.08km**

**32 DAVENPORT DRIVE SUNBURY VIC 3429**

3 2 2

Sold Price RS **$780,000** Sold Date **15-Sep-26**

Distance **1.29km**

**11 BURGE DRIVE SUNBURY VIC 3429**

3 2 3

Sold Price **$790,000** Sold Date **19-Jun-26**

Distance **1.8km**

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

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