

## 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

27 LIGHT HORSE CIRCUIT SUNBURY VIC 3429

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$745,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4 LIGHT HORSE CIRCUIT SUNBURY VIC 3429 | \$713,000 | 31-Mar-26 |
| 16 KOKODA DRIVE SUNBURY VIC 3429       | \$740,000 | 03-Mar-26 |
| 58 BUSHRANGER DRIVE SUNBURY VIC 3429   | \$751,000 | 04-Oct-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: 20 July 2026



**4 LIGHT HORSE CIRCUIT SUNBURY VIC 3429** Sold Price **\$713,000** Sold Date **31-Mar-26**

 4  2  2

Distance **0.1km**



**16 KOKODA DRIVE SUNBURY VIC 3429** Sold Price **\$740,000** Sold Date **03-Mar-26**

 4  2  2

Distance **0.32km**



**58 BUSHRANGER DRIVE SUNBURY VIC 3429** Sold Price **\$751,000** Sold Date **04-Oct-25**

 4  2  2

Distance **0.65km**



**16 MILNE STREET SUNBURY VIC 3429** Sold Price **\$740,000** Sold Date **20-Jun-25**

 4  2  2

Distance **0.83km**

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

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