

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

3/37 TIMINS STREET 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

14/33-35 BARKLY STREET SUNBURY VIC 3429	\$509,000	24-May-26
23 SUNBROOK COURT SUNBURY VIC 3429	\$507,000	25-Mar-26
89/45 CORNISH STREET SUNBURY VIC 3429	\$475,000	17-Apr-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: 10 September 2026



**14/33-35 BARKLY STREET
SUNBURY VIC 3429**

 2  1  1

Sold Price

\$509,000

Sold Date **24-May-26**

Distance

0.52km



**23 SUNBROOK COURT SUNBURY
VIC 3429**

 2  1  1

Sold Price

\$507,000

Sold Date **25-Mar-26**

Distance

0.68km



**89/45 CORNISH STREET SUNBURY
VIC 3429**

 2  1  1

Sold Price

\$475,000

Sold Date **17-Apr-26**

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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