

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

3/47 DYSON 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,500

Property type

Other

Suburb

Sunbury

Period-from

01 Mar 2025

to

28 Feb 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

1/47 LIGAR STREET SUNBURY VIC 3429	\$514,117	16-Jan-26
2/16 LOGAN COURT SUNBURY VIC 3429	\$505,000	23-Dec-25
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$530,000	20-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: 19 March 2026



1/47 LIGAR STREET SUNBURY VIC
3429

Sold Price

\$514,117

Sold Date

16-Jan-26



2



1



1

Distance

2.17km



2/16 LOGAN COURT SUNBURY VIC
3429

Sold Price

\$505,000

Sold Date

23-Dec-25



2



1



1

Distance

2.18km



5/12-14 PASLEY STREET SUNBURY
VIC 3429

Sold Price

\$530,000

Sold Date

20-Oct-25



2



1



1

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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