

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 MCGEORGE 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

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

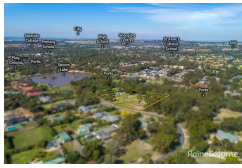
Date of sale

41 SPAVIN DRIVE SUNBURY VIC 3429	\$750,000	18-Jun-26
92 MCKELL AVENUE SUNBURY VIC 3429	\$738,000	16-Feb-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: 06 July 2026



**41 SPAVIN DRIVE SUNBURY VIC
3429**

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Sold Price

^{RS}

\$750,000

Sold Date

18-Jun-26

Distance

2.36km



**92 MCKELL AVENUE SUNBURY VIC
3429**

 3
  1
  1

Sold Price

\$738,000

Sold Date

16-Feb-26

Distance

2.41km

RS = Recent sale

UN = Undisclosed Sale

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