

## 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

35 CANTERBURY AVENUE 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

\$795,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 23 BALMORAL CIRCUIT SUNBURY VIC 3429 | \$848,000 | 06-Jun-26 |
| 12 BRUCE COURT SUNBURY VIC 3429      | \$810,000 | 04-Mar-26 |
| 10 MCLEAN COURT SUNBURY VIC 3429     | \$817,500 | 12-Mar-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: 21 August 2026



**23 BALMORAL CIRCUIT SUNBURY VIC 3429**

Sold Price

<sup>RS</sup>

**\$848,000**

Sold Date

**06-Jun-26**



3



2



2

Distance

**1.24km**



**12 BRUCE COURT SUNBURY VIC 3429**

Sold Price

**\$810,000**

Sold Date

**04-Mar-26**



3



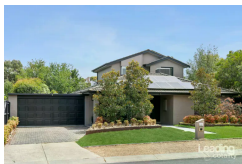
2



2

Distance

**1.31km**



**10 MCLEAN COURT SUNBURY VIC 3429**

Sold Price

**\$817,500**

Sold Date

**12-Mar-26**



3



2



2

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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