

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

4 RUNNEL 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,500

Property type

Land

Suburb

Sunbury

Period-from

01 Apr 2025

to

31 Mar 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

26 COLTFIELD STREET BULLA VIC 3428	360000	13-Oct-25
10 RIBOLLA WAY SUNBURY VIC 3429	362000	22-Nov-25
48 RUNNEL STREET SUNBURY VIC 3429	380000	20-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: 01 April 2026

26 COLTFIELD STREET BULLA VIC 3428	Sold Price	360000	Sold Date	13-Oct-25
 -  -  -			Distance	1.24km

10 RIBOLLA WAY SUNBURY VIC 3429	Sold Price	362000	Sold Date	22-Nov-25
 -  -  -			Distance	1.58km

48 RUNNEL STREET SUNBURY VIC 3429	Sold Price	380000	Sold Date	20-Feb-26
 -  -  -			Distance	0.22km

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

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