

## 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

6 MIDNIGHT CRESCENT 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

\$695,000

&

\$745,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 15 SLADE STREET SUNBURY VIC 3429     | \$695,000 | 17-Mar-25 |
| 18 APPRENTICES ROAD SUNBURY VIC 3429 | \$697,900 | 20-May-25 |
| 12 SHIRLEY STREET SUNBURY VIC 3429   | \$721,000 | 10-Sep-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: 27 August 2026



**15 SLADE STREET SUNBURY VIC 3429**

Sold Price

**\$695,000**

Sold Date

**17-Mar-25**

 4

 2

 2

Distance

**0.25km**



**18 APPRENTICES ROAD SUNBURY VIC 3429**

Sold Price

**\$697,900**

Sold Date

**20-May-25**

 3

 2

 2

Distance

**0.28km**



**12 SHIRLEY STREET SUNBURY VIC 3429**

Sold Price

**\$721,000**

Sold Date

**10-Sep-25**

 4

 2

 3

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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