

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

7 MANFRED 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2025

to

31 May 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

6 HAINES COURT SUNBURY VIC 3429	\$850,000	05-Mar-26
48 FULLBROOK DRIVE SUNBURY VIC 3429	\$820,000	06-Jan-26
7 ARDCLONEY DRIVE SUNBURY VIC 3429	\$795,000	25-Jun-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: 29 June 2026



6 HAINES COURT SUNBURY VIC 3429

Sold Price

\$850,000

Sold Date

05-Mar-26



4



2



2

Distance

0.53km



48 FULLBROOK DRIVE SUNBURY VIC 3429

Sold Price

\$820,000

Sold Date

06-Jan-26



4



2



2

Distance

1.44km



7 ARDCLONEY DRIVE SUNBURY VIC 3429

Sold Price

^{RS} **\$795,000**

Sold Date

25-Jun-26



4



2



2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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