

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 RIDGEWAY 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

\$945,000

&

\$1,015,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Sunbury

Period-from

01 May 2025

to

30 Apr 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

78 MAIDEN DRIVE SUNBURY VIC 3429

\$992,500

07-Apr-26

22 LONGACRE AVENUE SUNBURY VIC 3429

\$960,000

01-Dec-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: 05 May 2026



78 MAIDEN DRIVE SUNBURY VIC 3429

Sold Price

^{RS}

\$992,500

Sold Date

07-Apr-26



4



2



2

Distance

1.42km



22 LONGACRE AVENUE SUNBURY VIC 3429

Sold Price

\$960,000

Sold Date

01-Dec-25



4



2



2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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