

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

8 STEVIE ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2025

to

30 Jun 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

1 FIRESTONE COURT SUNBURY VIC 3429	\$680,000	30-Oct-25
11 BRIARWOOD COURT SUNBURY VIC 3429	\$675,000	04-Jun-25
6 YALE COURT SUNBURY VIC 3429	\$675,000	22-Nov-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.~~

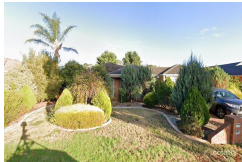
This Statement of Information was prepared on: 13 July 2026



1 FIRESTONE COURT SUNBURY VIC 3429 Sold Price **\$680,000** Sold Date **30-Oct-25**

 3  2  2

Distance **1.99km**



11 BRIARWOOD COURT SUNBURY VIC 3429 Sold Price **\$675,000** Sold Date **04-Jun-25**

 3  2  -

Distance **1.89km**



6 YALE COURT SUNBURY VIC 3429 Sold Price Sold Date **22-Nov-25**

 3  2  2

Distance **1.77km**

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

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