

## 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

28 PAPERBARK AVENUE 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

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2025

to

28 Feb 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

3 CLARET ASH DRIVE SUNBURY VIC 3429	\$885,000	18-Nov-25
4 HOYA PLACE SUNBURY VIC 3429	\$900,000	27-Oct-25
12 FLAMINGO PARADE SUNBURY VIC 3429	\$820,000	19-Nov-24

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: 04 March 2026



**3 CLARET ASH DRIVE SUNBURY VIC 3429**

4 2 2

Sold Price **\$885,000** Sold Date **18-Nov-25**

Distance **0.14km**



**4 HOYA PLACE SUNBURY VIC 3429**

4 2 2

Sold Price **\$900,000** Sold Date **27-Oct-25**

Distance **0.22km**



**12 FLAMINGO PARADE SUNBURY VIC 3429**

2 2 2

Sold Price **\$820,000** Sold Date **19-Nov-24**

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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