

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

3 BLAXLAND DRIVE 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Feb 2025

to

31 Jan 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

3/92 MENZIES DRIVE SUNBURY VIC 3429	\$640,000	23-Sep-25
6/750 ELIZABETH DRIVE SUNBURY VIC 3429	\$689,900	05-Sep-25
10A TURNBERRY DRIVE SUNBURY VIC 3429	\$680,000	11-Feb-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: 24 February 2026



**3/92 MENZIES DRIVE SUNBURY
VIC 3429**

3 2 1

Sold Price **\$640,000** Sold Date **23-Sep-25**

Distance **1.62km**



**6/750 ELIZABETH DRIVE
SUNBURY VIC 3429**

3 2 2

Sold Price **\$689,900** Sold Date **05-Sep-25**

Distance **1.76km**



**10A TURNBERRY DRIVE SUNBURY
VIC 3429**

3 2 1

Sold Price ^{RS} **\$680,000** Sold Date **11-Feb-26**

Distance **3.6km**



**2B AUGUSTA CLOSE SUNBURY VIC
3429**

3 2 1

Sold Price **\$630,000** Sold Date **09-Oct-25**

Distance **3.11km**

RS = Recent sale UN = Undisclosed Sale

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