

## 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

4/40-42 HARKER STREET 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

\$470,000

&

\$500,000

### 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

1/17 TIMINS STREET SUNBURY VIC 3429	\$500,000	06-Sep-25
3/61 STATION STREET SUNBURY VIC 3429	\$470,000	09-Oct-25
6/40-42 HORNE STREET SUNBURY VIC 3429	\$490,000	16-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: 19 February 2026



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**1/17 TIMINS STREET SUNBURY VIC 3429**

Sold Price **\$500,000** Sold Date **06-Sep-25**

2 1 2

Distance **0.25km**

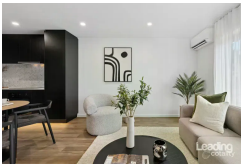


**3/61 STATION STREET SUNBURY VIC 3429**

Sold Price **\$470,000** Sold Date **09-Oct-25**

1 1 1

Distance **0.28km**



**6/40-42 HORNE STREET SUNBURY VIC 3429**

Sold Price **\$490,000** Sold Date **16-Dec-25**

2 1 1

Distance **0.85km**

RS = Recent sale      UN = Undisclosed Sale

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