

## 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

3/167-173 OSHANASSY 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

\$515,000

&

\$555,000

### 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

10/167-173 OSHANASSY STREET SUNBURY VIC 3429	\$550,000	26-Nov-25
6A HARKER STREET SUNBURY VIC 3429	\$525,000	20-Aug-25
1/188 OSHANASSY STREET SUNBURY VIC 3429	\$510,000	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: 17 February 2026



**10/167-173 OSHANASSY STREET  
SUNBURY VIC 3429**

3 1 1

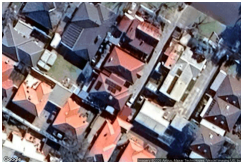
Sold Price

**\$550,000**

Sold Date **26-Nov-25**

Distance

**0km**



**6A HARKER STREET SUNBURY VIC  
3429**

2 - -

Sold Price

**\$525,000**

Sold Date **20-Aug-25**

Distance

**0.12km**



**1/188 OSHANASSY STREET  
SUNBURY VIC 3429**

1 3 1

Sold Price

**\$510,000**

Sold Date **22-Nov-25**

Distance

**0.21km**



**2/188 OSHANASSY STREET  
SUNBURY VIC 3429**

2 1 1

Sold Price

Sold Date **22-Nov-25**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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