

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

1 SCOTT STREET 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

\$459,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

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




4 BATMAN AVENUE SUNBURY VIC 3429	\$416,000	24-Apr-25
5 GAFFNEY STREET SUNBURY VIC 3429	\$393,000	07-Mar-25
9 GAFFNEY STREET SUNBURY VIC 3429	\$355,000	13-Mar-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: 10 February 2026






4 BATMAN AVENUE SUNBURY VIC Sold Price **\$416,000** Sold Date **24-Apr-25**
3429
 3  -  1
 Distance **0.23km**



5 GAFFNEY STREET SUNBURY VIC Sold Price **\$393,000** Sold Date **07-Mar-25**
3429
 -  -  -
 Distance **0.8km**



9 GAFFNEY STREET SUNBURY VIC Sold Price **\$355,000** Sold Date **13-Mar-25**
3429
 -  -  -
 Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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