

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

6/11-13 PASLEY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

5/12-14 PASLEY STREET SUNBURY VIC 3429	\$530,000	20-Oct-25
6/40-42 HORNE STREET SUNBURY VIC 3429	\$490,000	16-Dec-25
1/129 EVANS STREET SUNBURY VIC 3429	\$475,000	11-Aug-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: 05 February 2026



5/12-14 PASLEY STREET SUNBURY VIC 3429 Sold Price **\$530,000** Sold Date **20-Oct-25**

2 1 1

Distance **0.08km**



6/40-42 HORNE STREET SUNBURY VIC 3429 Sold Price **\$490,000** Sold Date **16-Dec-25**

2 1 1

Distance **0.32km**



1/129 EVANS STREET SUNBURY VIC 3429 Sold Price **\$475,000** Sold Date **11-Aug-25**

2 1 1

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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