

## 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

8 NEEDLEBUSH DRIVE 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

\$329,000

&

\$349,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Sunbury

Period-from

01 Jan 2025

to

31 Dec 2025

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

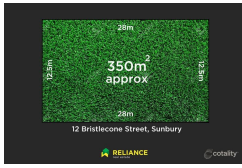
Date of sale

12 BRISTLECONE STREET SUNBURY VIC 3429	\$350,000	12-Oct-25
32 VANGEL ROAD SUNBURY VIC 3429	\$395,000	15-Dec-25
8 NEWCHAPEL ROAD SUNBURY VIC 3429	\$279,360	13-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: 27 January 2026



**12 BRISTLECONE STREET  
SUNBURY VIC 3429**



Sold Price **\$350,000** Sold Date **12-Oct-25**

Distance **0.15km**

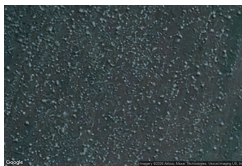


**32 VANGEL ROAD SUNBURY VIC  
3429**



Sold Price <sup>RS</sup> **\$395,000** Sold Date **15-Dec-25**

Distance **1.64km**



**8 NEWCHAPEL ROAD SUNBURY  
VIC 3429**



Sold Price **\$279,360** Sold Date **13-Nov-25**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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