

## 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

91 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

\$695,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Sunbury

Period-from

01 Nov 2024

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 81 HARKER STREET SUNBURY VIC 3429  | \$722,000 | 12-Sep-25 |
| 99 STATION STREET SUNBURY VIC 3429 | \$765,000 | 02-Jul-25 |
| 69 BARKLY STREET SUNBURY VIC 3429  | \$685,000 | 16-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: 13 November 2025



**81 HARKER STREET SUNBURY VIC**  
**3429**

Sold Price

**\$722,000**

Sold Date

**12-Sep-25**

 3

 2

 2

Distance

**0.12km**



**99 STATION STREET SUNBURY VIC**  
**3429**

Sold Price

**\$765,000**

Sold Date

**02-Jul-25**

 4

 -

 -

Distance

**0.2km**



**69 BARKLY STREET SUNBURY VIC**  
**3429**

Sold Price

**\$685,000**

Sold Date

**16-Aug-25**

 3

 1

 -

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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