

## 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

21 ROSENTHAL BOULEVARD 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

\$900,000

&

\$955,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,000

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

6 HOFFSTED WAY SUNBURY VIC 3429	\$910,000	03-Sep-25
7 SHEAF STREET SUNBURY VIC 3429	\$955,000	05-Sep-25
3 LONGACRE AVENUE SUNBURY VIC 3429	\$960,000	21-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: 04 February 2026



**6 HOFFSTED WAY SUNBURY VIC 3429**

4 2 2

Sold Price **\$910,000** Sold Date **03-Sep-25**

Distance **0.75km**



**7 SHEAF STREET SUNBURY VIC 3429**

4 2 2

Sold Price **\$955,000** Sold Date **05-Sep-25**

Distance **0.74km**



**3 LONGACRE AVENUE SUNBURY VIC 3429**

4 2 2

Sold Price **\$960,000** Sold Date **21-Aug-25**

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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