

## 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

7 LONG 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,500

Property type

House

Suburb

Sunbury

Period-from

01 Mar 2025

to

28 Feb 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 LONG DRIVE SUNBURY VIC 3429	\$700,000	11-Dec-25
4 OFFICER COURT SUNBURY VIC 3429	\$730,550	20-Oct-25
8 BRIERLY COURT SUNBURY VIC 3429	\$695,000	16-Nov-24

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.~~

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**6 LONG DRIVE SUNBURY VIC 3429** Sold Price **\$700,000** Sold Date **11-Dec-25**

3 2 2

Distance **0.06km**



**4 OFFICER COURT SUNBURY VIC 3429** Sold Price **\$730,550** Sold Date **20-Oct-25**

3 2 2

Distance **0.08km**



**8 BRIERLY COURT SUNBURY VIC 3429** Sold Price **\$695,000** Sold Date **16-Nov-24**

3 2 2

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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