

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

6/40-42 DARBYSHIRE 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

5/50 DARBYSHIRE STREET SUNBURY VIC 3429	\$530,000	21-Oct-25
5/12-14 PASLEY STREET SUNBURY VIC 3429	\$530,000	20-Oct-25
2/45 LIGAR STREET SUNBURY VIC 3429	\$495,000	31-Mar-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: 17 March 2026

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**5/50 DARBYSHIRE STREET
SUNBURY VIC 3429**

 2  1  1

Sold Price **\$530,000** Sold Date **21-Oct-25**

Distance **0.08km**



**5/12-14 PASLEY STREET SUNBURY
VIC 3429**

 2  1  1

Sold Price Sold Date **20-Oct-25**

Distance **0.44km**



**2/45 LIGAR STREET SUNBURY VIC
3429**

 2  1  1

Sold Price **\$495,000** Sold Date **31-Mar-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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