

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

9 MACARA 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

\$780,000

&

\$820,000

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




5 MACARA STREET SUNBURY VIC 3429	\$797,000	25-Sep-25
8 MACARA STREET SUNBURY VIC 3429	\$820,000	23-Nov-25
19 MACARA STREET SUNBURY VIC 3429	\$815,000	09-Feb-26

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 March 2026






5 MACARA STREET SUNBURY VIC Sold Price **\$797,000** Sold Date **25-Sep-25**
3429
 4  2  - Distance **0.02km**






8 MACARA STREET SUNBURY VIC Sold Price **\$820,000** Sold Date **23-Nov-25**
3429
 3  -  - Distance **0.05km**



19 MACARA STREET SUNBURY VIC Sold Price ^{RS} **\$815,000** Sold Date **09-Feb-26**
3429
 4  3  2 Distance **0.07km**



26 LOLLIPOP CRESCENT SUNBURY Sold Price **\$835,000** Sold Date **21-Aug-25**
VIC 3429
 4  3  2 Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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