

## 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

5 KENWAY 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

\$1,000,000

&

\$1,100,000

### 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 230 RIDDELL ROAD SUNBURY VIC 3429  | \$1,010,000 | 20-Nov-25 |
| 5 CASUARINA COURT SUNBURY VIC 3429 | \$1,055,000 | 20-Nov-25 |
| 28 THE SKYLINE SUNBURY VIC 3429    | \$1,150,000 | 25-Jul-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: 12 March 2026

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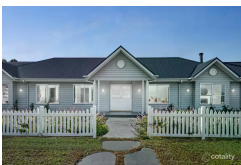
**230 RIDDELL ROAD SUNBURY VIC 3429** Sold Price **\$1,010,000** Sold Date **20-Nov-25**  
 Distance **1.73km**  
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**5 CASUARINA COURT SUNBURY VIC 3429** Sold Price **\$1,055,000** Sold Date **20-Nov-25**  
 Distance **1.88km**  
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**28 THE SKYLINE SUNBURY VIC 3429** Sold Price **\$1,150,000** Sold Date **25-Jul-25**  
 Distance **2.06km**  
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**84 THE SKYLINE SUNBURY VIC 3429** Sold Price **\$1,100,000** Sold Date **01-Aug-25**  
 Distance **2.13km**  
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RS = Recent sale      UN = Undisclosed Sale

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