

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 THE RISE 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

\$1,990,000

&

\$2,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Farm

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

51-53 ALBERT ROAD SUNBURY VIC 3429	\$2,050,000	01-Nov-24
10 THE RISE SUNBURY VIC 3429	\$1,945,000	17-Jul-25
80 ALBERT ROAD SUNBURY VIC 3429	\$1,850,000	15-Nov-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: 02 March 2026



51-53 ALBERT ROAD SUNBURY VIC 3429 Sold Price **\$2,050,000** Sold Date **01-Nov-24**

4 2 3

Distance **2.89km**



10 THE RISE SUNBURY VIC 3429 Sold Price **\$1,945,000** Sold Date **17-Jul-25**

5 4 4

Distance **0.12km**



80 ALBERT ROAD SUNBURY VIC 3429 Sold Price **\$1,850,000** Sold Date **15-Nov-25**

3 4 4

Distance **2.92km**

RS = Recent sale

UN = Undisclosed Sale

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