

## 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 BOBAL 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

\$739,000

&

\$789,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Sunbury

Period-from

01 Apr 2025

to

31 Mar 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

1 BOBAL STREET SUNBURY VIC 3429	\$740,000	12-Feb-26
40 REGNER DRIVE SUNBURY VIC 3429	\$755,000	05-Feb-26
4 MALVAR WAY SUNBURY VIC 3429	\$783,000	12-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: 07 April 2026



**1 BOBAL STREET SUNBURY VIC  
3429**

 4  2  2

Sold Price **\$740,000** Sold Date **12-Feb-26**

Distance **0.05km**



**40 REGNER DRIVE SUNBURY VIC  
3429**

 4  2  2

Sold Price **\$755,000** Sold Date **05-Feb-26**

Distance **0.14km**



**4 MALVAR WAY SUNBURY VIC  
3429**

 4  2  2

Sold Price **\$783,000** Sold Date **12-Jul-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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