

## 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

43 BALMORAL CIRCUIT 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

\$840,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,500

Property type

House

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

7 JELIMAR COURT SUNBURY VIC 3429	\$870,007	10-Feb-26
5 BRIERLY COURT SUNBURY VIC 3429	\$862,000	29-Oct-25
41 HEATHERBRAE CRESCENT SUNBURY VIC 3429	\$890,000	14-Jan-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: 01 April 2026



**7 JELIMAR COURT SUNBURY VIC 3429**

 4  3  2

Sold Price

**\$870,007**

Sold Date **10-Feb-26**

Distance **0.43km**



**5 BRIERLY COURT SUNBURY VIC 3429**

 4  2  2

Sold Price

**\$862,000**

Sold Date **29-Oct-25**

Distance **0.46km**



**41 HEATHERBRAE CRESCENT SUNBURY VIC 3429**

 4  2  3

Sold Price

**\$890,000**

Sold Date **14-Jan-26**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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