

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 331 - Ember Loop, Sunbury, 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 400,000 or range between &

Median sale price

Median price \$ 426,000 Property type Suburb Sunbury

Period - From 1/10/2025 to 31/12/2025 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 110 - Ember Loop, Sunbury, 3429	\$ 400,000	29/01/2026
2 Lot 214 - Curio Circuit, Sunbury, 3429	\$ 395,900	27/01/2026
3 Lot 401 - Delphi Boulevard, Sunbury, 3429	\$ 408,900	8/10/2025

This Statement of Information was prepared on: 02 Apr 2026