

## 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

8 ST MELLION CLOSE 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

\$930,000

&

\$990,000

### 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

8 WINDSOR RISE SUNBURY VIC 3429	\$931,000	05-Mar-25
23 SPAVIN DRIVE SUNBURY VIC 3429	\$950,000	12-Mar-25
40 LONGTAN AVENUE SUNBURY VIC 3429	\$975,000	27-Mar-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: 31 March 2026



**8 WINDSOR RISE SUNBURY VIC 3429**

 4  2  2

Sold Price **\$931,000** Sold Date **05-Mar-25**

Distance **1.11km**



**23 SPAVIN DRIVE SUNBURY VIC 3429**

 4  2  2

Sold Price **\$950,000** Sold Date **12-Mar-25**

Distance **1.53km**



**40 LONGTAN AVENUE SUNBURY VIC 3429**

 4  2  2

Sold Price **\$975,000** Sold Date **27-Mar-25**

Distance **2.7km**

RS = Recent sale      UN = Undisclosed Sale

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