

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

33 DE LISLE AVENUE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,500

Property type

Land

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

6 BARLOW STREET SUNBURY VIC 3429	\$565,000	26-Nov-25
228 RIDDELL ROAD SUNBURY VIC 3429	\$585,000	03-Nov-25
4 PELLEW STREET SUNBURY VIC 3429	\$532,500	28-Feb-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: 26 March 2026

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**6 BARLOW STREET SUNBURY VIC
3429**

Sold Price

\$565,000

Sold Date

26-Nov-25

- -

Distance

0.95km



**228 RIDDELL ROAD SUNBURY VIC
3429**

Sold Price

\$585,000

Sold Date

03-Nov-25

1 -

Distance

1.18km



**4 PELLEW STREET SUNBURY VIC
3429**

Sold Price

^{RS}
\$532,500

Sold Date

28-Feb-26

- -

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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