

## 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

1/31 LIGAR 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

\$600,000

&

\$650,000

### 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

1/30 LIGAR STREET SUNBURY VIC 3429	\$620,000	27-Nov-25
3/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$610,000	19-Feb-26
2 BURKE ROAD SUNBURY VIC 3429	\$610,000	03-Mar-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: 23 April 2026



**1/30 LIGAR STREET SUNBURY VIC 3429** Sold Price **\$620,000** Sold Date **27-Nov-25**

 3
  1
  2

Distance **0.07km**



**3/7-9 ANDERSON ROAD SUNBURY VIC 3429** Sold Price **\$610,000** Sold Date **19-Feb-26**

 3
  1
  1

Distance **0.42km**



**2 BURKE ROAD SUNBURY VIC 3429** Sold Price Sold Date **03-Mar-26**

 3
  1
  -

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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