

## 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 228 - Eagleridge Circuit, Sunbury, 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 473,000

or range between

&

### Median sale price

Median price \$ 426,000

Property type Vacant Land

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 1806 - Feast Road, Sunbury, 3429	\$ 464,900	24/01/2026
2 Lot 1837 - Feast Road, Sunbury, 3429	\$ 464,900	19/12/2025
3 Lot 1838 - Feast Road, Sunbury, 3429	\$ 469,900	10/01/2026

This Statement of Information was prepared on:

11 Feb 2026