

## 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

144 PHILLIP DRIVE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

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

5 LONGMIRE COURT SUNBURY VIC 3429	\$785,000	23-Nov-25
16 ST MELLION CLOSE SUNBURY VIC 3429	\$770,000	20-Mar-26
36 BECKVIEW CRESCENT SUNBURY VIC 3429	\$817,500	07-Dec-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: 15 April 2026

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**5 LONGMIRE COURT SUNBURY VIC 3429** Sold Price

**\$785,000** Sold Date **23-Nov-25**

4 2 2

Distance **0.18km**



**16 ST MELLION CLOSE SUNBURY VIC 3429** Sold Price

<sup>RS</sup> **\$770,000** Sold Date **20-Mar-26**

4 2 2

Distance **0.24km**



**36 BECKVIEW CRESCENT SUNBURY VIC 3429** Sold Price

**\$817,500** Sold Date **07-Dec-25**

3 2 2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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