

## 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 218 - Eagleridge Circuit, Sunbury, 3429
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### Indicative selling price

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

Single price \$ 430,900 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 1657 - Tomahawk Drive, Sunbury, 3429	\$ 430,900	28/10/2025
2 Lot 108 - Ember Loop, Sunbury, 3429	\$ 429,900	13/11/2025
3 Lot 1667 - Tomahawk Drive, Sunbury, 3429	\$ 434,900	23/10/2025

This Statement of Information was prepared on: 23 Apr 2026