

## 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

6 NEEDLEBUSH 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

\$645,000

&

\$685,000

### 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

7 SENKAKI STREET SUNBURY VIC 3429	680000	14-Jan-26
10 SPINOSA ROAD SUNBURY VIC 3429	705000	29-Oct-25
33 RUBRUM ROAD SUNBURY VIC 3429	700000	29-Jan-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: 24 April 2026



**7 SENKAKI STREET SUNBURY VIC  
3429**

Sold Price

**680000**

Sold Date

**14-Jan-26**

 4  2  2

Distance

**0.34km**



**10 SPINOSA ROAD SUNBURY VIC  
3429**

Sold Price

**705000**

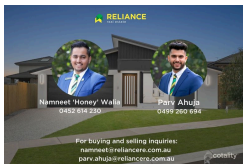
Sold Date

**29-Oct-25**

 4  2  2

Distance

**0.26km**



**33 RUBRUM ROAD SUNBURY VIC  
3429**

Sold Price

**700000**

Sold Date

**29-Jan-26**

 4  2  2

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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