

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

10/40-42 HARKER STREET SUNBURY VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 4/40-42 HARKER STREET SUNBURY VIC 3429 | \$500,000 | 07-Mar-26 |
| 6/40-42 HORNE STREET SUNBURY VIC 3429 | \$490,000 | 16-Dec-25 |
| 3/10-12 HORNE STREET SUNBURY VIC 3429 | \$462,000 | 27-Oct-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



**4/40-42 HARKER STREET
SUNBURY VIC 3429**

2 1 1

Sold Price **\$500,000** Sold Date **07-Mar-26**

Distance **0km**



**6/40-42 HORNE STREET SUNBURY
VIC 3429**

2 1 1

Sold Price **\$490,000** Sold Date **16-Dec-25**

Distance **0.85km**



**3/10-12 HORNE STREET SUNBURY
VIC 3429**

2 1 1

Sold Price **\$462,000** Sold Date **27-Oct-25**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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