

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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunbury

Period-from

01 May 2025

to

30 Apr 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

2/101 PASLEY STREET SUNBURY VIC 3429	\$465,000	08-May-26
1/10-12 HORNE STREET SUNBURY VIC 3429	\$455,000	07-Jan-26
6/40-42 HORNE STREET SUNBURY VIC 3429	\$490,000	16-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: 25 May 2026

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**2/101 PASLEY STREET SUNBURY
VIC 3429**

Sold Price

^{RS}

\$465,000

Sold Date **08-May-26**

2 1 1

Distance **0.87km**



**1/10-12 HORNE STREET SUNBURY
VIC 3429**

Sold Price

\$455,000

Sold Date **07-Jan-26**

2 1 1

Distance **1.05km**



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

Sold Price

\$490,000

Sold Date **16-Dec-25**

2 1 1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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