

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

2 POWLETT 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2025

to

30 Jun 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

1 RUTHVEN STREET SUNBURY VIC 3429	\$770,000	18-Oct-25
21 ALDEN STREET SUNBURY VIC 3429	\$770,000	04-Feb-25
8 JUWEL ROAD SUNBURY VIC 3429	\$770,000	25-Jul-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: 27 July 2026



**1 RUTHVEN STREET SUNBURY VIC
3429**

Sold Price

\$770,000

Sold Date

18-Oct-25



4



2



2

Distance

1.6km



**21 ALDEN STREET SUNBURY VIC
3429**

Sold Price

Sold Date

04-Feb-25



4



2



1

Distance

1.82km



**8 JUWEL ROAD SUNBURY VIC
3429**

Sold Price

Sold Date

25-Jul-25



4



3



2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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