

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

11/42 MITCHELLS LANE 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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2025

to

31 Aug 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

1/103-105 PASLEY STREET SUNBURY VIC 3429	\$450,000	22-May-26
2/101 PASLEY STREET SUNBURY VIC 3429	\$465,500	23-Apr-26
2/73 BARKLY STREET SUNBURY VIC 3429	\$490,000	24-Apr-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: 21 September 2026



**1/103-105 PASLEY STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$450,000

Sold Date **22-May-26**

Distance

0.33km



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

2 1 1

Sold Price

\$465,500

Sold Date **23-Apr-26**

Distance

0.34km



**2/73 BARKLY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$490,000

Sold Date **24-Apr-26**

Distance

1.12km



**14/33-35 BARKLY STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$509,000

Sold Date **24-May-26**

Distance

1.36km



**23 SUNBROOK COURT SUNBURY
VIC 3429**

2 1 1

Sold Price

\$507,000

Sold Date **25-Mar-26**

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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