

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

9 EMMA COURT 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

\$1,100,000

&

\$1,200,000

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

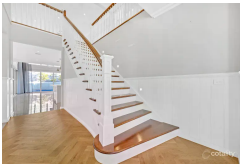
Date of sale

61 BUDBURST DRIVE SUNBURY VIC 3429	\$1,128,888	10-Jul-25
23 BLIND CREEK BOULEVARD SUNBURY VIC 3429	\$1,197,000	12-Nov-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: 08 April 2026



61 BUDBURST DRIVE SUNBURY VIC 3429 Sold Price **\$1,128,888** Sold Date **10-Jul-25**

4 4 2

Distance **3.5km**



23 BLIND CREEK BOULEVARD SUNBURY VIC 3429 Sold Price **\$1,197,000** Sold Date **12-Nov-25**

4 4 2

Distance **1.51km**

RS = Recent sale UN = Undisclosed Sale

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