

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

5 LYONS 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2025

to

31 May 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

8 FARRIER COURT SUNBURY VIC 3429	\$770,000	22-Aug-25
8 TURNER COURT SUNBURY VIC 3429	\$760,000	10-Aug-25
4 PIMELEA STREET SUNBURY VIC 3429	\$765,000	14-May-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: 01 June 2026



**8 FARRIER COURT SUNBURY VIC
3429**

4 2 2

Sold Price **\$770,000** Sold Date **22-Aug-25**

Distance **0.25km**



**8 TURNER COURT SUNBURY VIC
3429**

4 2 2

Sold Price **\$760,000** Sold Date **10-Aug-25**

Distance **0.78km**



**4 PIMELEA STREET SUNBURY VIC
3429**

3 2 2

Sold Price ^{RS} **\$765,000** Sold Date **14-May-26**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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