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<br>Including suburb and postcode | 52 IREDALE PROMENADE 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 | $425,000 | & | $465,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $665,000 | Property type | House | Suburb | Sunbury |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | 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 |
|---|---|---|
| 12 BATTERY COURT SUNBURY VIC 3429 | $460,000 | 24-Jun-25 |
| 15 BARLOW STREET SUNBURY VIC 3429 | $455,000 | 06-Mar-25 |
| 14 SPACES STREET SUNBURY VIC 3429 | $440,000 | 30-Jun-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: 01 August 2025

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**12 BATTERY COURT SUNBURY VIC 3429**

- - -

Sold Price RS **$460,000** Sold Date **24-Jun-25**

Distance **0.53km**

**15 BARLOW STREET SUNBURY VIC 3429**

- - -

Sold Price **$455,000** Sold Date **06-Mar-25**

Distance **0.26km**

**14 SPACES STREET SUNBURY VIC 3429**

- - -

Sold Price **$440,000** Sold Date **30-Jun-25**

Distance **3.25km**

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

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