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 | 24 STRATHEARN DRIVE 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 | $775,000 | & | $825,000 |

## 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 |
|---|---|---|
| 14 LACHLAN COURT SUNBURY VIC 3429 | $820,000 | 01-Sep-25 |
| 5 GLENAUBURN COURT SUNBURY VIC 3429 | $835,000 | 07-May-26 |
| 58 HEATHERBRAE CRESCENT SUNBURY VIC 3429 | $845,000 | 13-Jan-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.~~

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**14 LACHLAN COURT SUNBURY VIC 3429**

4 2 2

Sold Price **$820,000** Sold Date **01-Sep-25**

Distance **0.12km**

**5 GLENAUBURN COURT SUNBURY VIC 3429**

4 2 2

Sold Price **$835,000** Sold Date **07-May-26**

Distance **0.2km**

**58 HEATHERBRAE CRESCENT SUNBURY VIC 3429**

4 2 2

Sold Price **$845,000** Sold Date **13-Jan-26**

Distance **0.27km**

**8 BALMORAL CIRCUIT SUNBURY VIC 3429**

3 2 2

Sold Price **$791,000** Sold Date **23-Oct-25**

Distance **0.15km**

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

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