

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

8 FAWKNER STREET 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

\$560,000

&

\$610,000

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

2 BURKE ROAD SUNBURY VIC 3429	\$610,000	03-Mar-26
16 FORREST STREET SUNBURY VIC 3429	\$605,000	23-Sep-25
8 BURKE ROAD SUNBURY VIC 3429	\$607,000	05-Aug-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: 21 July 2026



2 BURKE ROAD SUNBURY VIC 3429

3 1 -

Sold Price

\$610,000

Sold Date **03-Mar-26**

Distance **0.33km**



16 FORREST STREET SUNBURY VIC 3429

3 1 -

Sold Price

\$605,000

Sold Date **23-Sep-25**

Distance **0.39km**



8 BURKE ROAD SUNBURY VIC 3429

3 1 1

Sold Price

\$607,000

Sold Date **05-Aug-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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