

## 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

10 HOLLAND ROAD SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

2/11 MITCHELLS LANE SUNBURY VIC 3429	\$689,900	21-May-25
6/750 ELIZABETH DRIVE SUNBURY VIC 3429	\$689,900	05-Sep-25
7 MEARE STREET SUNBURY VIC 3429	\$684,500	14-Jan-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 July 2026



**2/11 MITCHELLS LANE SUNBURY  
VIC 3429**

3 2 1

Sold Price **\$689,900** Sold Date **21-May-25**

Distance **2.51km**



**6/750 ELIZABETH DRIVE  
SUNBURY VIC 3429**

3 2 2

Sold Price

Sold Date **05-Sep-25**

Distance **3.48km**



**7 MEARE STREET SUNBURY VIC  
3429**

4 3 2

Sold Price

**\$684,500** Sold Date **14-Jan-25**

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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