

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

1 BOON 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sunbury

Period-from

01 May 2025

to

30 Apr 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

5 ANGELAS WAY SUNBURY VIC 3429	\$744,000	05-Feb-26
4 FAWCETT PLACE SUNBURY VIC 3429	\$737,500	19-Mar-26
18 BONNOR STREET SUNBURY VIC 3429	\$720,000	20-Nov-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: 11 May 2026



**5 ANGELAS WAY SUNBURY VIC
3429**

4 2 2

Sold Price

\$744,000

Sold Date **05-Feb-26**

Distance **1.07km**



**4 FAWCETT PLACE SUNBURY VIC
3429**

3 2 1

Sold Price

^{RS} **\$737,500**

Sold Date **19-Mar-26**

Distance **1.93km**



**18 BONNOR STREET SUNBURY VIC
3429**

4 2 2

Sold Price

\$720,000

Sold Date **20-Nov-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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