

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

36 MAIDEN 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

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

1 SCOTT STREET SUNBURY VIC 3429	\$479,000	05-Mar-26
52-62 OLD CALDER HIGHWAY DIGGERS REST VIC 3427	\$478,500	13-May-26
16 ARENI STREET SUNBURY VIC 3429	\$476,000	09-Feb-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.~~

This Statement of Information was prepared on: 09 July 2026



1 SCOTT STREET SUNBURY VIC 3429

Sold Price **\$479,000** Sold Date **05-Mar-26**

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Distance **1.95km**



52-62 OLD CALDER HIGHWAY DIGGERS REST VIC 3427

Sold Price **\$478,500** Sold Date **13-May-26**

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Distance **3.66km**



16 ARENI STREET SUNBURY VIC 3429

Sold Price **\$476,000** Sold Date **09-Feb-26**

 5  3  2

Distance **3.87km**

RS = Recent sale

UN = Undisclosed Sale

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