

## 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

2 ALDRIDGE DRIVE 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$356,500

Property type

Land

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

4 ARGANT LOOP SUNBURY VIC 3429	\$440,000	19-Mar-25
14 SPACES STREET SUNBURY VIC 3429	\$440,000	30-Jun-25
8 RIBOLLA WAY SUNBURY VIC 3429	\$429,000	03-Dec-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: 13 May 2026



**4 ARGANT LOOP SUNBURY VIC  
3429**

4 2 -

Sold Price **\$440,000** Sold Date **19-Mar-25**

Distance **4.24km**



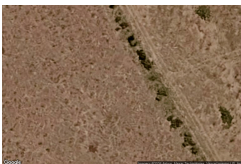
**14 SPACES STREET SUNBURY VIC  
3429**

4 4 -

Sold Price

Sold Date **30-Jun-25**

Distance **4.25km**



**8 RIBOLLA WAY SUNBURY VIC  
3429**

4 2 -

Sold Price

**\$429,000** Sold Date **03-Dec-25**

Distance **4.66km**

RS = Recent sale      UN = Undisclosed Sale

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