

## 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

5 POLLARD PLACE 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

\$675,000

&

\$725,000

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1 FLINDERS STREET SUNBURY VIC 3429 | \$700,000 | 11-Mar-26 |
| 15 HOLLOWAY CLOSE SUNBURY VIC 3429 | \$699,000 | 11-Jun-26 |
| 10 HAINES COURT SUNBURY VIC 3429   | \$687,500 | 30-May-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: 16 July 2026



## 1 FLINDERS STREET SUNBURY VIC 3429

3 1 2

Sold Price

**\$700,000**

Sold Date

**11-Mar-26**

Distance

**1.78km**



## 15 HOLLOWAY CLOSE SUNBURY VIC 3429

3 1 2

Sold Price

<sup>RS</sup> **\$699,000**

Sold Date

**11-Jun-26**

Distance

**0.91km**



## 10 HAINES COURT SUNBURY VIC 3429

3 1 2

Sold Price

<sup>RS</sup> **\$687,500**

Sold Date

**30-May-26**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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