

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

2/31-37 COVER 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 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

5/31-37 COVER DRIVE SUNBURY VIC 3429	\$520,000	19-Jun-26
3/22 LALOR CRESCENT SUNBURY VIC 3429	\$546,000	07-Jul-26
2/19 LALOR CRESCENT SUNBURY VIC 3429	\$545,000	05-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: 20 August 2026



**5/31-37 COVER DRIVE SUNBURY
VIC 3429**

2 1 1

Sold Price

\$520,000

Sold Date

19-Jun-26

Distance

0.02km



**3/22 LALOR CRESCENT SUNBURY
VIC 3429**

2 2 1

Sold Price

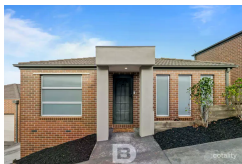
^{RS} **\$546,000**

Sold Date

07-Jul-26

Distance

1.08km



**2/19 LALOR CRESCENT SUNBURY
VIC 3429**

3 2 1

Sold Price

\$545,000

Sold Date

05-May-26

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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