

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

4 MILNE STREET 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

\$875,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

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

2 MULLINS WAY SUNBURY VIC 3429	\$930,050	05-Dec-25
6 HOFFSTED WAY SUNBURY VIC 3429	\$910,000	03-Sep-25
23 LIQUIDAMBER WAY SUNBURY VIC 3429	\$910,000	14-Jul-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: 17 August 2026



2 MULLINS WAY SUNBURY VIC 3429

4 2 2

Sold Price **\$930,050** Sold Date **05-Dec-25**

Distance **0.94km**



6 HOFFSTED WAY SUNBURY VIC 3429

4 2 2

Sold Price **\$910,000** Sold Date **03-Sep-25**

Distance **0.89km**



23 LIQUIDAMBER WAY SUNBURY VIC 3429

4 2 -

Sold Price ^{RS} **\$910,000** Sold Date **14-Jul-26**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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