

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

3 MOUNSEY COURT 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Sep 2025

to

31 Aug 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

1/31 LIGAR STREET SUNBURY VIC 3429	\$630,000	18-Jul-26
2/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$616,000	24-Jun-26
1/66 STATION STREET SUNBURY VIC 3429	\$617,000	12-Jun-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: 10 September 2026



1/31 LIGAR STREET SUNBURY VIC 3429

Sold Price

\$630,000

Sold Date

18-Jul-26

3

1

1

Distance

0.72km



2/7-9 ANDERSON ROAD SUNBURY VIC 3429

Sold Price

\$616,000

Sold Date

24-Jun-26

3

1

1

Distance

0.77km



1/66 STATION STREET SUNBURY VIC 3429

Sold Price

\$617,000

Sold Date

12-Jun-26

2

1

1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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