

## 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 BOWEN COURT 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

\$690,000

&

\$750,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 5 BOWEN COURT SUNBURY VIC 3429      | \$753,000 | 23-Feb-25 |
| 292 GAP ROAD SUNBURY VIC 3429       | \$726,000 | 05-Sep-25 |
| 27 MARJORIE AVENUE SUNBURY VIC 3429 | \$770,000 | 26-Apr-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



**5 BOWEN COURT SUNBURY VIC 3429**

Sold Price **\$753,000** Sold Date **23-Feb-25**

4 2 2

Distance **0.02km**



**292 GAP ROAD SUNBURY VIC 3429**

Sold Price **\$726,000** Sold Date **05-Sep-25**

3 2 6

Distance **0.16km**



**27 MARJORIE AVENUE SUNBURY VIC 3429**

Sold Price **\$770,000** Sold Date **26-Apr-26**

- - 2

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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