

## 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

75 NOTRE DAME DRIVE 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2025

to

31 May 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 LA PEROUSE CLOSE SUNBURY VIC 3429	\$612,500	17-Feb-26
31 TURNBERRY DRIVE SUNBURY VIC 3429	\$601,000	06-Feb-26
36 TURNBERRY DRIVE SUNBURY VIC 3429	\$650,000	20-Mar-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: 18 June 2026



**5 LA PEROUSE CLOSE SUNBURY  
VIC 3429**

3 1 2

Sold Price

**\$612,500**

Sold Date

**17-Feb-26**

Distance

**0.6km**



**31 TURNBERRY DRIVE SUNBURY  
VIC 3429**

3 1 -

Sold Price

**\$601,000**

Sold Date

**06-Feb-26**

Distance

**0.87km**



**36 TURNBERRY DRIVE SUNBURY  
VIC 3429**

3 2 2

Sold Price

**\$650,000**

Sold Date

**20-Mar-26**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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