

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 FELTON AVENUE 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

&

\$649,000

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

5 FELTON AVENUE SUNBURY VIC 3429	\$600,000	07-Jun-25
15 LINDSAY AVENUE SUNBURY VIC 3429	\$620,000	30-Oct-25
9 LINDSAY AVENUE SUNBURY VIC 3429	\$615,000	10-Nov-25

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: 11 August 2026



**5 FELTON AVENUE SUNBURY VIC
3429**

Sold Price

\$600,000

Sold Date

07-Jun-25



3



1



4

Distance

0.02km



**15 LINDSAY AVENUE SUNBURY VIC
3429**

Sold Price

\$620,000

Sold Date

30-Oct-25



3



1



1

Distance

0.05km



**9 LINDSAY AVENUE SUNBURY VIC
3429**

Sold Price

\$615,000

Sold Date

10-Nov-25



3



1



2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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