

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

38/14 OUTLOOK WAY 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

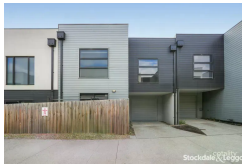
Date of sale

45/14 OUTLOOK WAY SUNBURY VIC 3429	\$524,500	30-Mar-26
47/14 OUTLOOK WAY SUNBURY VIC 3429	\$520,000	18-Jun-26
2/14 OUTLOOK WAY SUNBURY VIC 3429	\$505,000	12-Feb-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: 06 July 2026



**45/14 OUTLOOK WAY SUNBURY
VIC 3429**

3 2 1

Sold Price

\$524,500

Sold Date

30-Mar-26

Distance

0.05km



**47/14 OUTLOOK WAY SUNBURY
VIC 3429**

3 2 1

Sold Price

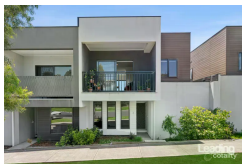
^{RS} **\$520,000**

Sold Date

18-Jun-26

Distance

0.06km



**2/14 OUTLOOK WAY SUNBURY
VIC 3429**

3 2 1

Sold Price

\$505,000

Sold Date

12-Feb-26

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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