

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

2/175 OSHANASSY STREET 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

\$550,000

&

\$600,000

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

4/31 HARKER STREET SUNBURY VIC 3429	\$560,000	01-Jun-26
71 STATION STREET SUNBURY VIC 3429	\$585,000	27-Mar-26
11A MILLER STREET SUNBURY VIC 3429	\$520,000	31-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: 14 September 2026



4/31 HARKER STREET SUNBURY VIC 3429

Sold Price

\$560,000

Sold Date

01-Jun-26

2

1

1

Distance

0.3km



71 STATION STREET SUNBURY VIC 3429

Sold Price

\$585,000

Sold Date

27-Mar-26

2

1

2

Distance

0.5km



11A MILLER STREET SUNBURY VIC 3429

Sold Price

\$520,000

Sold Date

31-Mar-26

2

1

1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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