

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

8 ROGERS COURT 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

\$695,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

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

3 WRIGHT COURT SUNBURY VIC 3429	\$720,000	26-Mar-26
27 LIGHT HORSE CIRCUIT SUNBURY VIC 3429	\$715,000	23-Jul-26
4 LIGHT HORSE CIRCUIT SUNBURY VIC 3429	\$713,000	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: 06 August 2026



3 WRIGHT COURT SUNBURY VIC 3429

Sold Price

\$720,000

Sold Date

26-Mar-26



4



2



2

Distance

0.59km



27 LIGHT HORSE CIRCUIT SUNBURY VIC 3429

Sold Price

^{RS} **\$715,000**

Sold Date

23-Jul-26



4



2



2

Distance

1.08km



4 LIGHT HORSE CIRCUIT SUNBURY VIC 3429

Sold Price

\$713,000

Sold Date

31-Mar-26



4



2



2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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