

## 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

14 PIDGEON COURT 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

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

74 PHILLIP DRIVE SUNBURY VIC 3429

\$1,040,000

27-Feb-25

54 BALMORAL CIRCUIT SUNBURY VIC 3429

\$940,000

19-May-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: 17 July 2025



**74 PHILLIP DRIVE SUNBURY VIC 3429**

Sold Price

**\$1,040,000**

Sold Date

**27-Feb-25**



4



2



2

Distance

**0.47km**



**54 BALMORAL CIRCUIT SUNBURY VIC 3429**

Sold Price

<sup>RS</sup> **\$940,000**

Sold Date

**19-May-25**



4



2



-

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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