

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

9/42-44 PASLEY 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

\$515,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2024

to

30 Jun 2025

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

| | | |
|---|-----------|-----------|
| 4/47 PASLEY STREET SUNBURY VIC 3429 | \$520,000 | 25-Jan-25 |
| 1/58 BARKLY STREET SUNBURY VIC 3429 | \$532,500 | 26-Feb-25 |
| 3/54 DARBYSHIRE STREET SUNBURY VIC 3429 | \$560,000 | 23-Jun-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: 24 July 2025



**4/47 PASLEY STREET SUNBURY
VIC 3429**

2 2 1

Sold Price

\$520,000

Sold Date

25-Jan-25

Distance

0.11km



**1/58 BARKLY STREET SUNBURY
VIC 3429**

2 1 1

Sold Price

\$532,500

Sold Date

26-Feb-25

Distance

0.73km



**3/54 DARBYSHIRE STREET
SUNBURY VIC 3429**

2 1 1

Sold Price

\$560,000

Sold Date

23-Jun-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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