

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

43 BALMORAL CIRCUIT 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

\$910,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Sunbury

Period-from

01 May 2025

to

30 Apr 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

7 JELIMAR COURT SUNBURY VIC 3429	\$870,007	10-Feb-26
41 HEATHERBRAE CRESCENT SUNBURY VIC 3429	\$890,000	14-Jan-26
9 SUNVIEW COURT SUNBURY VIC 3429	\$880,000	28-Nov-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: 06 May 2026

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7 JELIMAR COURT SUNBURY VIC 3429

Sold Price

\$870,007

Sold Date

10-Feb-26

4 3 2

Distance

0.43km



41 HEATHERBRAE CRESCENT SUNBURY VIC 3429

Sold Price

\$890,000

Sold Date

14-Jan-26

4 3 2

Distance

0.55km



9 SUNVIEW COURT SUNBURY VIC 3429

Sold Price

\$880,000

Sold Date

28-Nov-25

4 2 2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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