

## 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

144 PHILLIP DRIVE 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

\$745,000

&

\$795,000

### 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

9 SOLOMON COURT SUNBURY VIC 3429	785000	13-Dec-25
16 ST MELLION CLOSE SUNBURY VIC 3429	770000	15-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: 05 May 2026



**9 SOLOMON COURT SUNBURY VIC 3429** Sold Price **785000** Sold Date **13-Dec-25**

4 2 2

Distance **0.99km**



**16 ST MELLION CLOSE SUNBURY VIC 3429** Sold Price **770000** Sold Date **15-Mar-26**

4 2 2

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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