

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

6 WANDERER ROAD 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunbury

Period-from

01 Jun 2025

to

31 May 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

5 PRESIDENT ROAD SUNBURY VIC 3429	\$900,000	26-Nov-25
9 PRESIDENT ROAD SUNBURY VIC 3429	\$905,000	13-Apr-26
7 PRESIDENT ROAD SUNBURY VIC 3429	\$900,000	22-Oct-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: 11 June 2026



5 PRESIDENT ROAD SUNBURY VIC 3429

Sold Price

\$900,000

Sold Date

26-Nov-25

4 2 2

Distance

0km



9 PRESIDENT ROAD SUNBURY VIC 3429

Sold Price

^{RS} **\$905,000**

Sold Date

13-Apr-26

4 2 2

Distance

0km



7 PRESIDENT ROAD SUNBURY VIC 3429

Sold Price

\$900,000

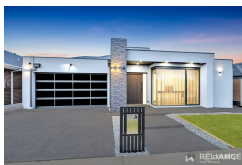
Sold Date

22-Oct-25

4 2 2

Distance

0km



13 EAGLEHAWK STREET SUNBURY VIC 3429

Sold Price

\$915,000

Sold Date

27-Aug-25

4 3 2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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