

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

8 HUGHES COURT 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

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

1 HUGHES COURT SUNBURY VIC 3429	\$685,000	12-Aug-25
15 HIGGINS AVENUE SUNBURY VIC 3429	\$685,000	30-Mar-26
10 HIGGINS AVENUE SUNBURY VIC 3429	\$650,000	06-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: 13 May 2026

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1 HUGHES COURT SUNBURY VIC
3429

Sold Price

\$685,000

Sold Date

12-Aug-25

3 1 2

Distance

0.08km



15 HIGGINS AVENUE SUNBURY VIC
3429

Sold Price

Sold Date

30-Mar-26

3 2 3

Distance

0.33km



10 HIGGINS AVENUE SUNBURY VIC
3429

Sold Price

\$650,000

Sold Date

06-Mar-26

3 1 1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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