

## 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 UNDERHILL COURT 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

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

5 HARCOT DRIVE SUNBURY VIC 3429	\$681,000	16-Feb-26
15 ABELIA COURT SUNBURY VIC 3429	\$600,000	05-Jul-25
8 HILL GROVE SUNBURY VIC 3429	\$690,000	16-May-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: 25 May 2026



**5 HARCOMBE DRIVE SUNBURY VIC 3429** Sold Price

**\$681,000** Sold Date **16-Feb-26**

 3  1  1

Distance **0.17km**



**15 ABELIA COURT SUNBURY VIC 3429** Sold Price

**\$600,000** Sold Date **05-Jul-25**

 3  1  1

Distance **0.24km**



**8 HILL GROVE SUNBURY VIC 3429** Sold Price

**\$690,000** Sold Date **16-May-25**

 3  1  1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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