

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

3/40-42 DARBYSHIRE STREET 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Aug 2025

to

31 Jul 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

3/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$610,000	19-Feb-26
2/7-9 ANDERSON ROAD SUNBURY VIC 3429	\$616,000	24-Jun-26
1/31 LIGAR STREET SUNBURY VIC 3429	\$630,000	18-Jul-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: 11 August 2026



3/7-9 ANDERSON ROAD SUNBURY VIC 3429 Sold Price **\$610,000** Sold Date **19-Feb-26**

3 1 1

Distance **0.22km**



2/7-9 ANDERSON ROAD SUNBURY VIC 3429 Sold Price **\$616,000** Sold Date **24-Jun-26**

3 1 1

Distance **0.21km**



1/31 LIGAR STREET SUNBURY VIC 3429 Sold Price ^{RS} **\$630,000** Sold Date **18-Jul-26**

3 1 1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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