

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

1 COTTER PLACE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

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

4 LINDWALL STREET SUNBURY VIC 3429	\$670,000	29-Apr-26
10 MCCOSKER STREET SUNBURY VIC 3429	\$731,000	22-Jul-26
23 MASSIE CIRCUIT SUNBURY VIC 3429	\$720,000	01-Apr-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: 12 August 2026



4 LINDWALL STREET SUNBURY VIC 3429

3 2 2

Sold Price

\$670,000

Sold Date

29-Apr-26

Distance

0.27km



10 MCCOSKER STREET SUNBURY VIC 3429

3 2 2

Sold Price

^{RS} **\$731,000**

Sold Date

22-Jul-26

Distance

0.37km



23 MASSIE CIRCUIT SUNBURY VIC 3429

3 2 2

Sold Price

\$720,000

Sold Date

01-Apr-26

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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